

8 Floyd Avenue, Chorlton, Manchester, M21 7LY



JP&Brimelow
ESTATE AGENTS



3 1 2

VIDEO TOUR AVAILABLE A beautifully extended and stylishly presented three-bedroom, bay-fronted semi-detached home, located in a sought-after residential area of Chorlton, just off Hardcastle Avenue.

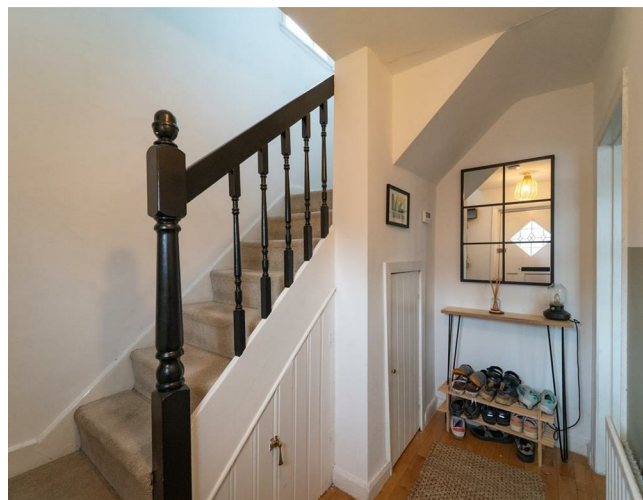
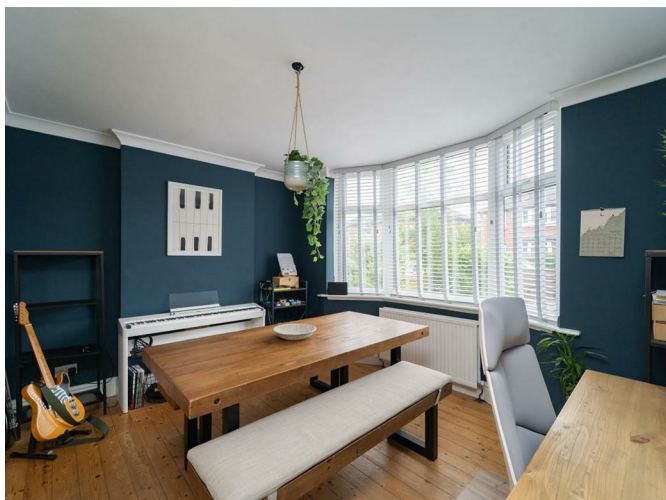
Nearby to all local amenities and the Metrolink station on Mauldeth Road West, giving you direct access to Manchester International Airport, Media City and Manchester City centre. Chorlton Park Primary School, Chorlton Golf Club & Chorlton Water Park all on your doorstep.

In summary, the thoughtfully designed accommodation features a welcoming entrance hallway, a downstairs Utility room through to a W.C, a spacious front facing dining room with a bay window through to a cosy lounge and access into an impressive and extended fitted kitchen complete with an island. The kitchen provides access to the enclosed, south-facing rear garden with a low-maintenance lawn.

On the first floor there are three generously proportioned bedrooms. This level also features a two-piece bathroom and a separate W.C.


The property benefits from gas fired central heating, a practical driveway to the front providing off road parking and an enclosed lawned rear garden. Will suit a professional couple or a young family due to the location and early viewing is highly recommended. FREEHOLD.

£380,000





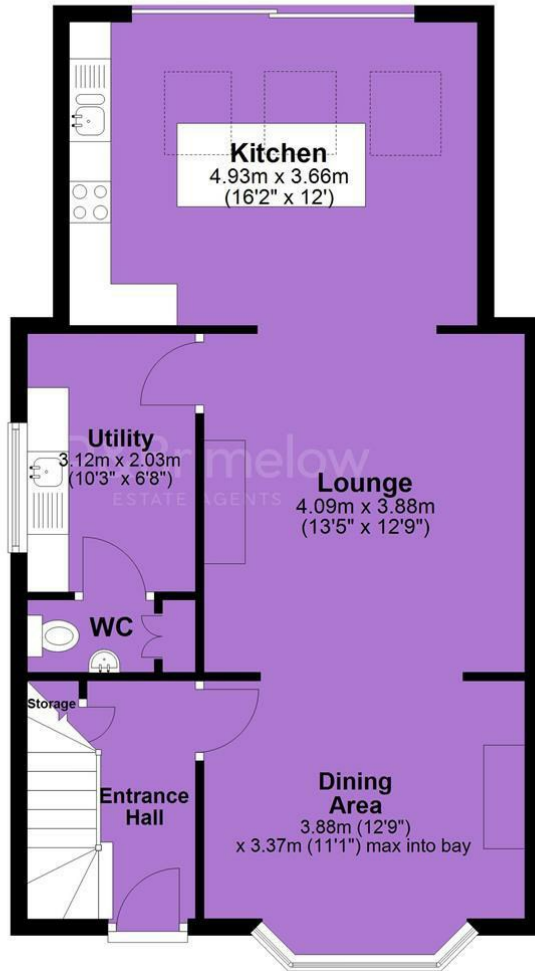
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 

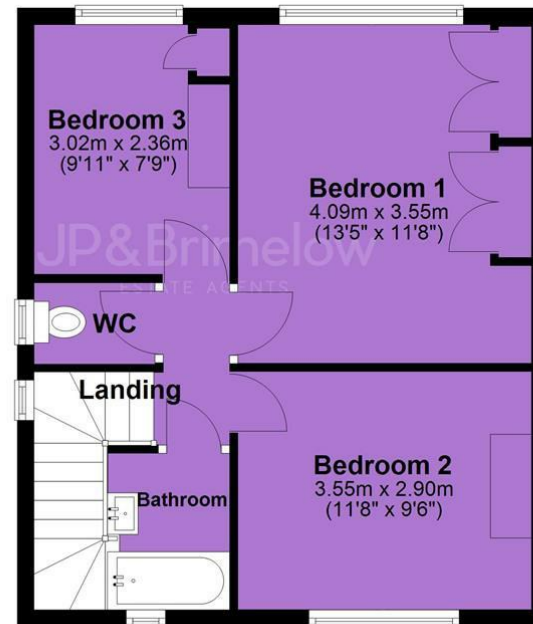


Tenure: Freehold Council Tax Band: A

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowstateagents

@jpandbrimelow

