

FOR SALE  
*Jordan fishwick*  
CHORLTON  
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12 Egerton Road South, Chorlton, M21 0YP

Guide Price £450,000



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Chorlton, Manchester, M21 0YP**  
Guide Price £450,000



**The Property**

**\*\*\*NO CHAIN\*\*\*** Positioned on a quiet residential CUL-DE-SAC is this beautifully presented, NEWLY RENOVATED THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY providing spacious and light accommodation throughout. This splendid property benefits from both a GATED DRIVEWAY providing off road parking for multiple vehicles as well as an approximately 70FT REAR GARDEN and will prove an ideal family home, offered for sale in MOVE-IN READY CONDITION having been renovated throughout by the current owners. The property further benefits from having SIGNIFICANT SCOPE TO EXTEND (STPP). The accommodation briefly comprises: enclosed porch, entrance hallway, 27FT THROUGH LOUNGE/DINING ROOM with bay window and sliding patio doors opening to the rear garden, 17ft kitchen with modern gloss units and space for freestanding appliances. To the first floor there are three good sized double bedrooms and bathroom, fitted with a new three piece suite with over bath shower. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and gated driveway, extending to the side of the property leading to the DETACHED GARAGE. To the rear, a superb garden with mature hedgerow borders has been mainly laid to lawn and extends to approximately 70ft in length. Sold with no onward chain. Council Tax Band C. EPC D.

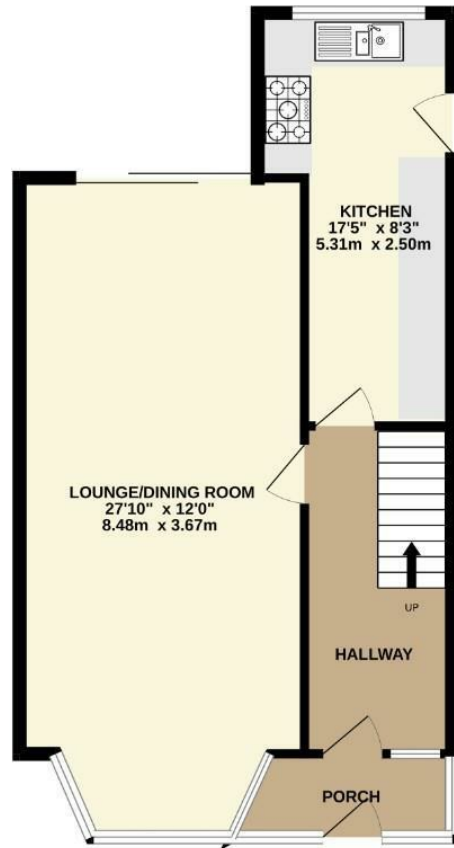
- NO CHAIN
- Newly renovated semi detached property
- 27ft open lounge/dining room
- Three good sized double bedrooms
- Approx. 70ft rear garden
- Driveway and detached garage providing off road parking
- Significant scope to extend (STPP)
- Quiet residential CUL-DE-SAC
- Double glazing and gas central heating throughout
- Move-in ready family home



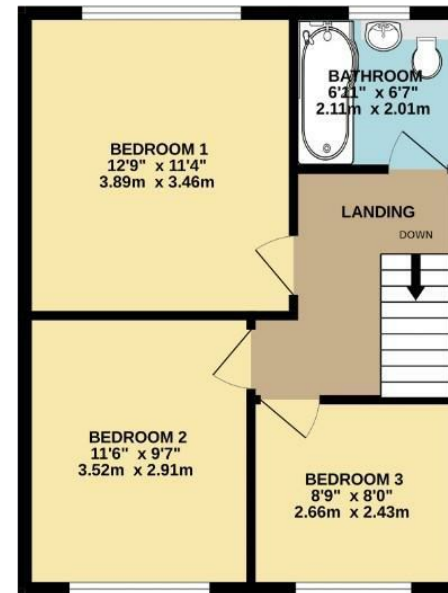
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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