



Jordan fishwick

161 Egerton Road South, Chorlton, M21 0XD

Guide Price £475,000



The Property

A delightful arts and crafts style THREE BEDROOM 1920'S SEMI DETACHED PROPERTY boasting a superbly landscaped SOUTH-WEST FACING REAR GARDEN. This splendid property will prove an ideal family home, benefitting from a GATED DRIVEWAY and DETACHED GARAGE providing off road parking for multiple vehicles as well as having SIGNIFICANT SCOPE TO EXTEND (STPP). There are OPEN VIEWS TO THE REAR over nearby wildland and the property is ideally located for all local amenities, being only a short stroll from Chorlton Village, multiple primary and secondary schools, parks and the Metro (Chorlton and St Werburgh's Road). The accommodation briefly comprises: covered porch, entrance hallway open to the dining room, lounge with full height sliding patio doors opening to the 70ft landscaped rear garden, kitchen, cloakroom/wc. To the first floor there are three good sized bedrooms and recently refitted shower room. Double glazing and gas central heating have been installed throughout. To the front of the property is a walled garden with decorative gravel and beds with mature shrubbery and a driveway, extending to the side of the property and leading to the detached garage. To the rear is a truly delightful garden with large lawn, raised timber decking, ornamental pond and well stocked beds with an array of vibrant flowers and shrubs. An early viewing is most strongly recommended to avoid disappointment.

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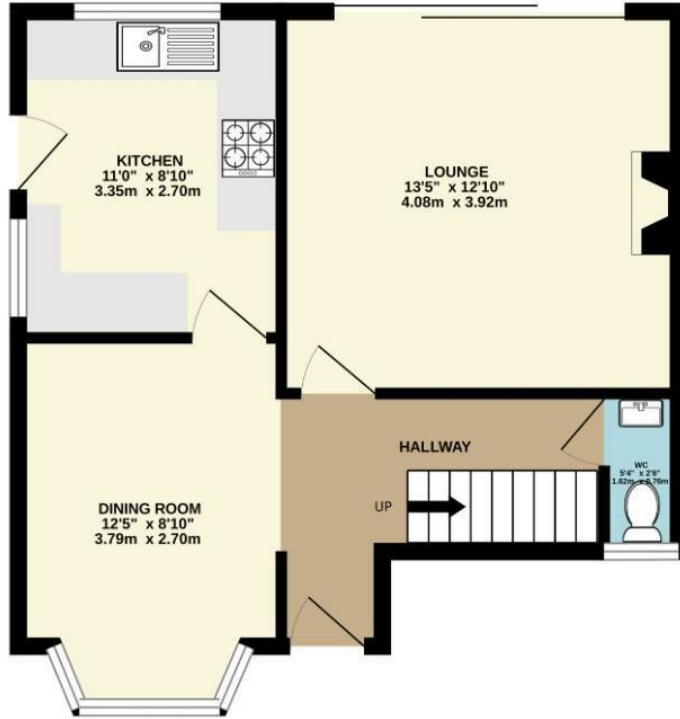
- Three bedroom semi detached 1920s property
- Highly regarded road within walking distance of Chorlton Village
- Superbly landscaped rear garden with open views to the rear
- Driveway and garage providing off road parking
- Significant scope to extend (stpp)
- Ideally placed for multiple local schools, parks and transport links
- Open views to the rear
- Double glazing and gas central heating throughout



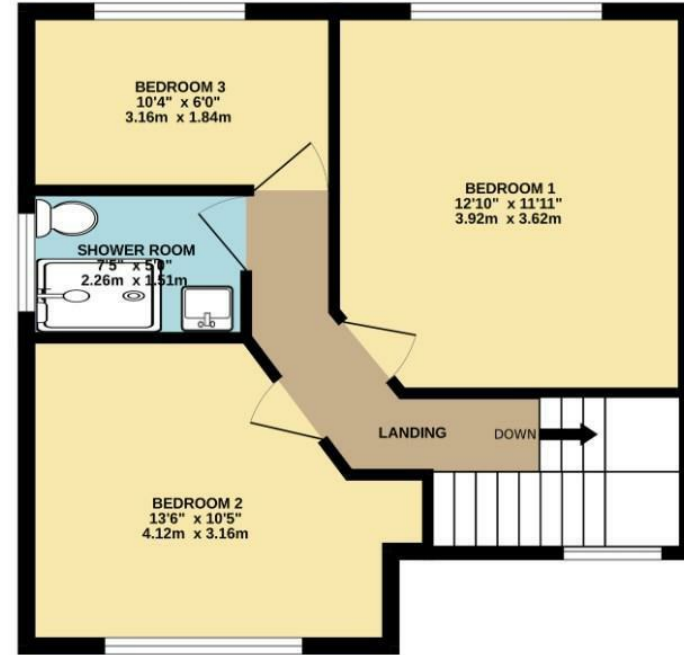
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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