



jordan fishwick

25 Egerton Road North, Chorlton, M21 0SN

Guide Price £850,000



**Eastdale, 25 Egerton Road
North, Chorlton,
Manchester, M21 0SN**
Guide Price £850,000




The Property

A substantial FIVE DOUBLE BEDROOM SEMI DETACHED PERIOD FAMILY RESIDENCE occupying a larger than average plot located in the heart of Chorlton Village. This superb home, benefitting from a WEST FACING REAR GARDEN as well as a DRIVEWAY providing off road parking, will prove an ideal family home with spacious and versatile ACCOMMODATION OVER THREE FLOORS and cellars. MANY ORIGINAL FEATURES have been retained and the property is ideally located within only a short stroll of all local amenities, transport links including the Metro as well as many local schools and parks. The accommodation briefly comprises: enclosed porch, spacious reception hallway with original stained glass window and front door, lounge with large bay window, 23FT OPEN PLAN LIVING/DINING/KITCHEN with French patio doors opening to the rear garden, cloakroom/wc. To the first floor are three well proportioned double bedrooms, the main with EN-SUITE WET ROOM, and family bathroom, fitted with a modern three piece suite while the second floor reveals two further good sized double bedrooms. The multiple cellar chambers provide useful storage and utility space along with scope for conversion to an additional floor of living accommodation. Externally, to the front of the property is a gated driveway and well stocked garden with mature plants and shrubbery. To the rear, a delightful landscaped garden enjoys a sunny Westerly aspect with raised timber decking, stone patio area, ornamental pond, lawn and beds stocked with an array of plants and shrubbery. The property features a new gas central heating system throughout as well as solar panels fitted to the roof. An internal viewing of this fine home is most strongly recommended. EPC: C. Council Tax: D.

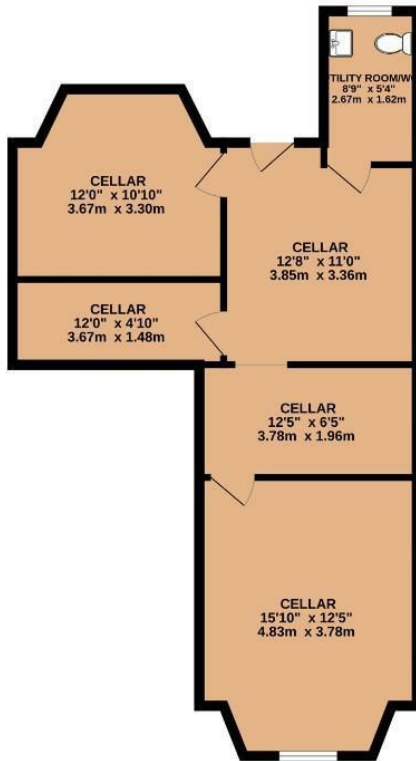
- Superbly presented semi detached period family residence
- Five double bedrooms + two bathrooms
- West facing rear garden
- Driveway providing off road parking
- 23ft open plan living/dining/kitchen
- Ideally placed for all local amenities, schools, parks and transport links
- Many original features retained
- Solar panels, gas central heating and batteries.
- New boiler installed December 2023
- EPC: C. Council Tax: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>72</div>	<div>82</div>
(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 



BASMENT
622 sq.ft. (57.7 sq.m.) approx.



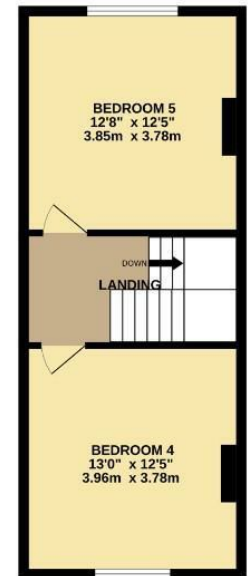
GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



2ND FLOOR
305 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 2480 sq.ft. (230.4 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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