

64 Egerton Road South, Chorlton, Manchester, M21 0ZH



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £415,000

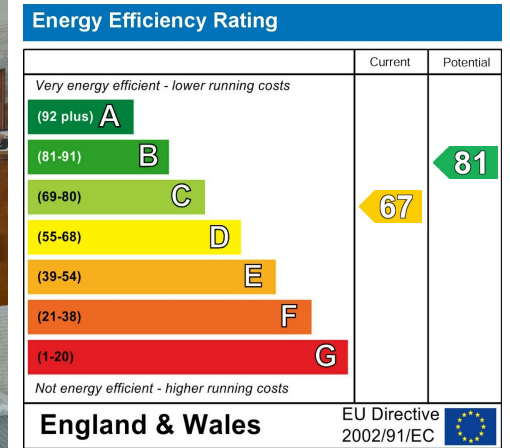
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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful and well-presented THREE BEDROOM, bay fronted semi-detached property boasting a large private rear garden. Situated on this highly popular residential road, off St Werburgh's Road in Chorlton. Within Strolling distance to the centre of Chorlton, Chorlton Park and Beech Road with an array of shops, bars and restaurants. Ideally located within a short walk of the Metrolink station on St Werburgh's Road, giving you easy access to The City Centre, Manchester Airport and Media City. In brief the accommodation consists of; A porch, an entrance hallway with W.C, a good-sized lounge with a bay window to the front aspect, a spacious dining room, fitted kitchen/ breakfast area with access out to the lawned rear garden. To the first floor there is a landing leading to three good sized bedrooms, two double rooms and one single. A white three-piece bathroom completes this lovely family home. The property benefits from gas central heating, has a driveway providing off road parking to the front aspect and gated access to a larger than average enclosed rear garden plus detached garage.



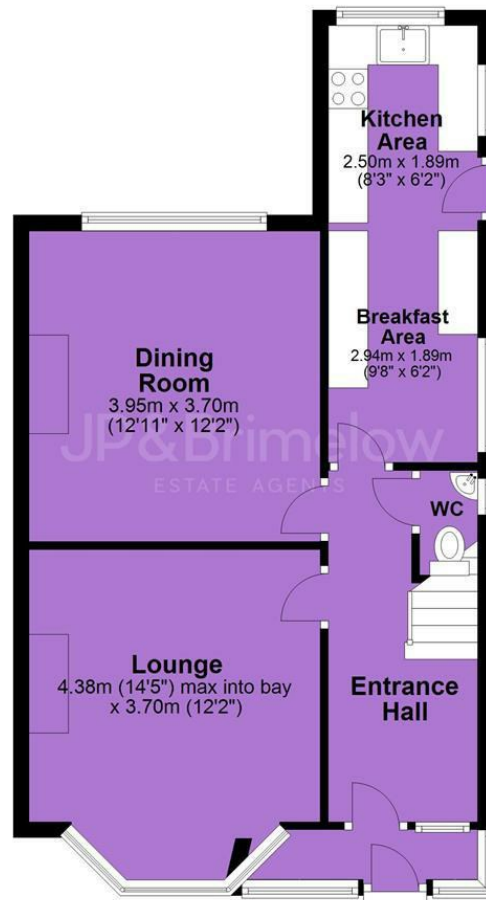


## EPC Chart

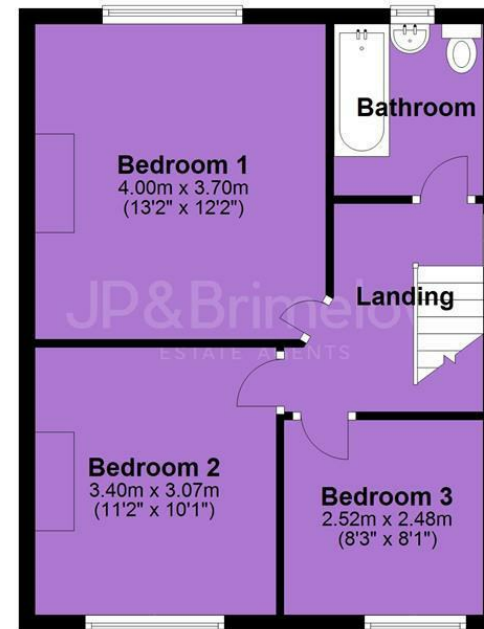


Tenure: **Freehold** Council Tax Band: **C**

## Ground Floor



## First Floor



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