

24 Egerton Road South, Chorlton, Manchester, M21 0YN



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*** VIDEO TOUR AVAILABLE*** A delightful and tastefully extended, THREE BEDROOM, traditional, semi-detached property positioned in a highly regarded area of Chorlton off St Werburgh Road.

Within a short walk to the popular bars, restaurants and cafés on Wilbraham Road, Chorlton Park, primary/secondary schools nearby and the Metrolink station on St Werburghs Road giving you direct access into the City Centre, Media City and Manchester International Airport. Whalley Range Tennis & Cricket club are nearby with Hough End playing fields a twenty-minute walk away.

In brief the property consists of; a porch, an entrance hall with W.C, an inviting lounge to the front aspect benefitting from a bay window and feature fireplace, a good-sized living room which lead through to a fully fitted modern kitchen/ breakfast room offering views and access out into the rear enclosed garden completing this floor.

Stairs leading to the first-floor landing reveal three good sized bedrooms and white three-piece bathroom suite.


The property benefits from gas fired central heating, an alarm system, ceiling coving and picture rails, a driveway providing off road parking, an EV charge point, and a rear enclosed lawned garden.

£465,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

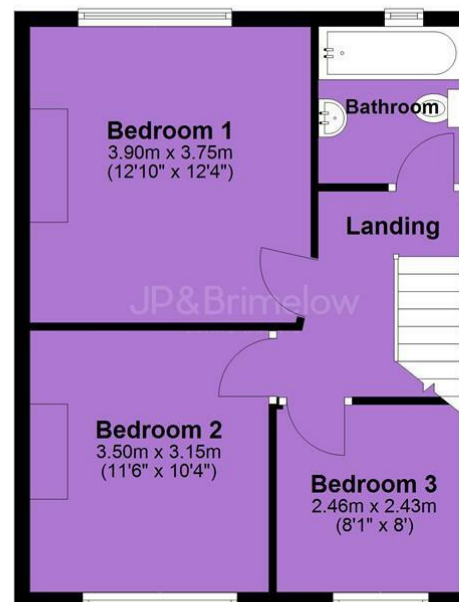


Tenure: Freehold Council Tax Band: C

Ground Floor



First Floor



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