

42 Egerton Road North, Chorlton, Manchester, M21 0SQ



**JP&Brimelow**  
ESTATE AGENTS

EGERTON ROAD NORTH





5 4 2 C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious FIVE DOUBLE BEDROOM, FOUR BATHROOMS, semi-detached home, ideally located on a highly sought-after residential road in Chorlton. Just a short distance away, Chorlton Village offers a vibrant atmosphere with an excellent selection of street cafés, bars, and restaurants.

There are a variety of local shops catering for day-to-day requirements including the popular award winning Barbakan delicatessen and the Unicorn (Manchester's co-operative grocery). Within a ten-minute walk to the Metrolink station on Wilbraham Road, this will provide easy access to a range of amenities including direct link to Media City and all the excitement of city life.

The well-designed accommodation comprises an entrance hall with storage, a front dining room with bay window, a rear lounge, two fitted kitchens, and a three-piece shower room, all on the ground floor.

On the first floor, the landing leads to two double bedrooms connected by a three-piece Jack & Jill shower room, along with three additional bedrooms, a three-piece family bathroom, and a further three-piece shower room.

The property features an enclosed front garden and a rear lawned garden with a paved patio area, together with a driveway to the rear providing off-road parking for two vehicles. Additional benefits include gas-fired central heating.

OFFERED WITH NO ONWARD CHAIN. early viewing is highly recommended to fully appreciate this beautiful home.


£625,000







## EPC Chart

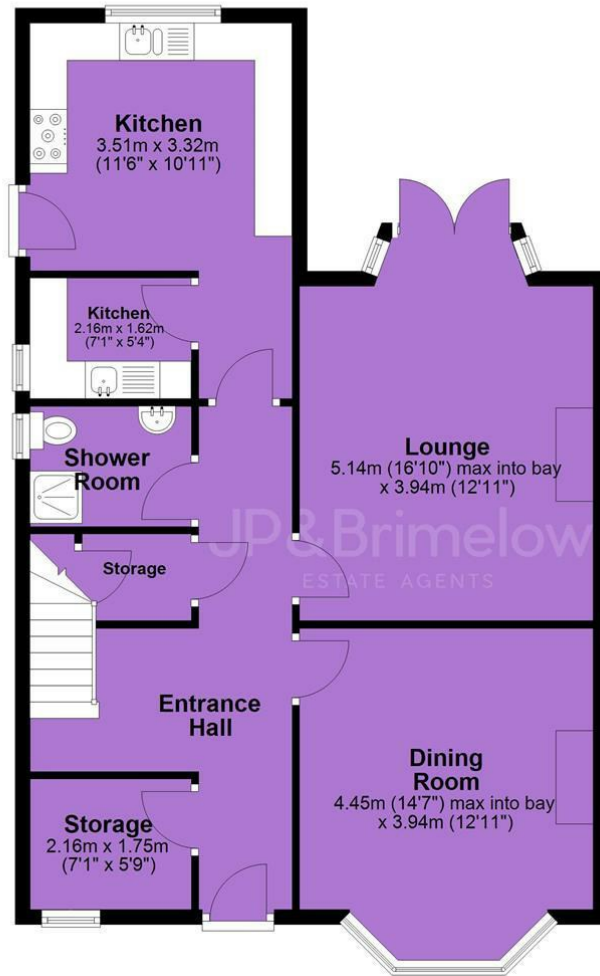
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



Tenure: Freehold Council Tax Band: D



## Ground Floor



## First Floor



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