



*Jordan fishwick*

48 Egerton Road North, Chorlton, M21 0SQ

Guide Price £795,000



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Chorlton, Manchester,  
M21 0SQ**

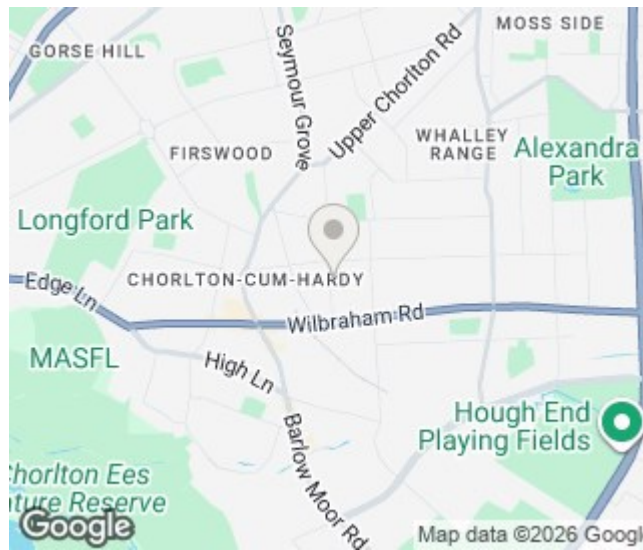
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### The Property

**\*\*\*NO CHAIN\*\*\*** Located on a highly regarded road only a short stroll from Chorlton Village is this superbly presented EXTENDED FOUR BEDROOM SEMI DETACHED 1930S PROPERTY benefitting from a OPEN VIEWS OVER CRICKET GROUNDS to the rear as well as a versatile LOFT ROOM and DRIVEWAY providing ample off road parking. This delightful property will prove an ideal family home offering spacious and light ACCOMMODATION OVER THREE FLOORS and is offered for sale in MOVE-IN READY condition. Located only a short stroll from all local amenities and transport links, including the Metro, as well as multiple local schools and parks this splendid home is not one to be missed. The accommodation briefly comprises: entrance vestibule, reception hallway, 17ft lounge with French patio doors opening to the rear garden, spacious family room with large bay window, open plan living/dining/kitchen with integrated appliances, BI-FOLDING DOORS and twin Velux skylight windows, cloakroom/wc. To the first floor there are four good sized bedrooms, the main benefitting from a large bay window and views over the garden and cricket grounds beyond, bathroom fitted with a modern three piece suite including feature freestanding back plus a second shower room. The converted loft reveals a 25ft versatile loft room, ideal for use as a working from home space or additional reception/cinema room. Externally to the front of the property there is a walled garden with lawn and mature shrubbery plus a driveway which extends to the side and provides off road parking for multiple vehicles. To the rear, a fenced and enclosed garden has been mainly laid to lawn and features a large patio area and beds stocked with an array of mature plants and shrubs. An internal viewing is most strongly recommended.

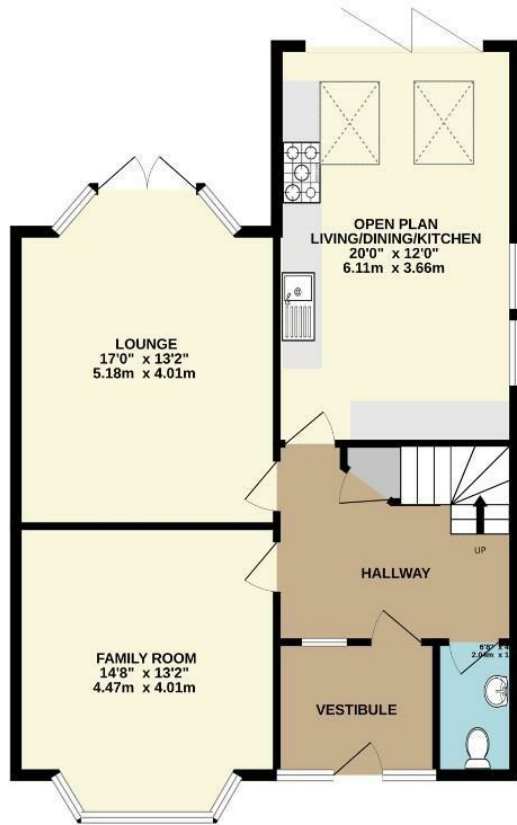
- NO CHAIN
- Superbly presented extended semi detached 1930s property
- Open views over cricket grounds to the rear
- Well regarded road walking distance from Chorlton Village and the Metro
- Two reception rooms + open plan living/dining/kitchen
- Ideally placed for all local amenities, schools and parks
- Driveway providing off road parking
- Four bedrooms, two bathrooms + useful loft room
- Move-in ready family home
- Council Tax: D. EPC: D



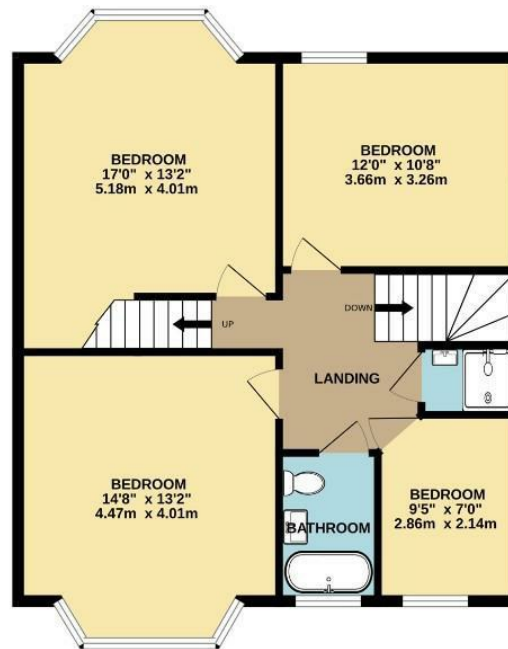
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



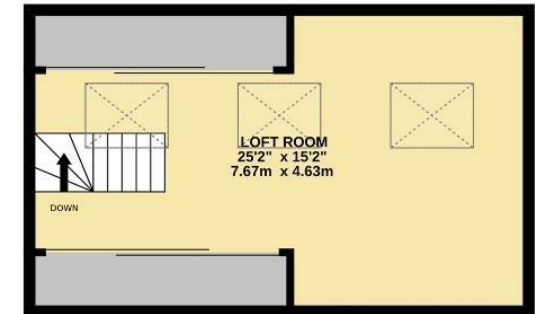
GROUND FLOOR  
834 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



2ND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (179.9 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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