

jordan fishwick

95 Egerton Road South, Chorlton, M21 0YH

Guide Price £395,000



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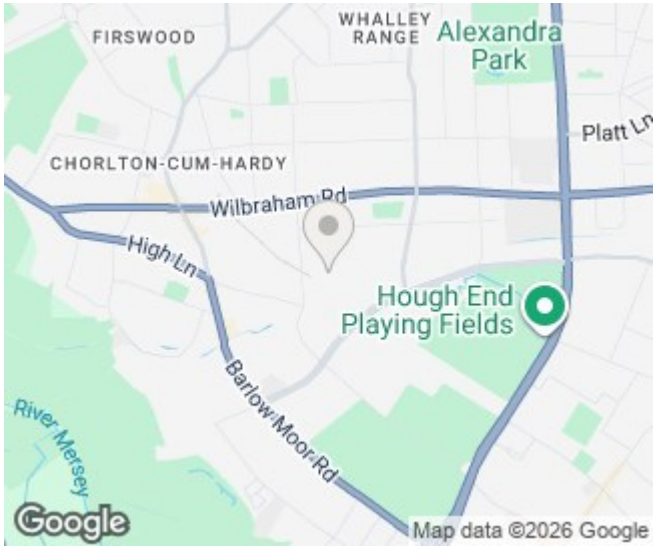
The Property

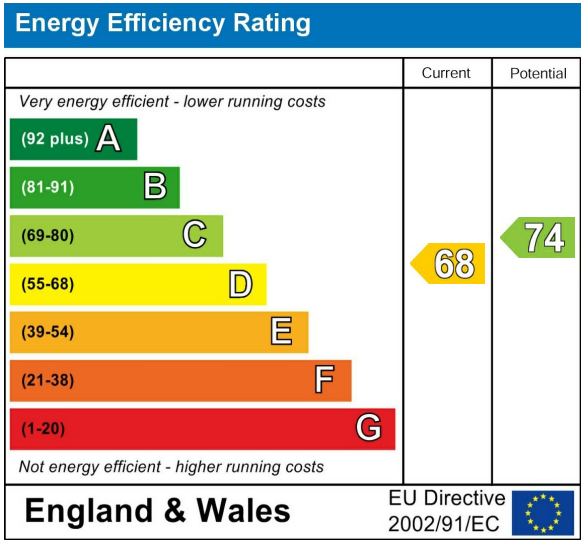
NO CHAIN A well presented and EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED 1920S PROPERTY ideally situated for all local amenities and transport links in Chorlton Village, multiple local schools, parks and the Metro. This delightful property boasts an approximately 80ft SOUTHERLY FACING REAR GARDEN and will prove ideal for a young couple or family. The property presents the perfect opportunity for a purchaser to create a contemporary home to their exacting specification as some modernisation and cosmetic updating is required and further benefits from a DRIVEWAY AND DETACHED GARAGE providing ample off road parking plus there is SIGNIFICANT SCOPE TO EXTEND (subject to all relevant planning permissions and consents). The accommodation briefly comprises: enclosed porch, entrance hallway, spacious lounge with large bay window, sitting/dining room with large patio door opening to the rear garden, kitchen. To the first floor there are three good sized double bedrooms and bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed. Externally to the front of the property there is a lawned garden with low level brick boundary and driveway which extends to the side leading to the detached garage. To the rear a fenced and enclosed garden extends to approximately 80ft in length and enjoys a sunny Southerly aspect along with a large lawn, stone flagged patio area and beds, well stocked with an array of mature plants and shrubs. Early viewing is most highly recommended.

- NO CHAIN
- Delightful semi detached 1920s property
- Three double bedrooms + three reception rooms
- Driveway + detached garage
- Approx. 80ft Southerly facing garden
- Some modernisation and cosmetic updating required
- Short walk to local amenities, parks and schools
- Ideal for a couple or family
- 0.1 miles to the Metro
- Council tax band: C. EPC rating: D



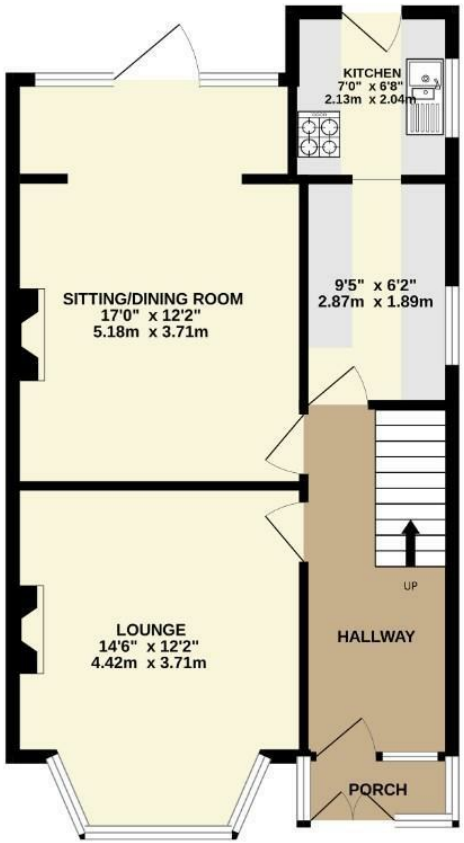




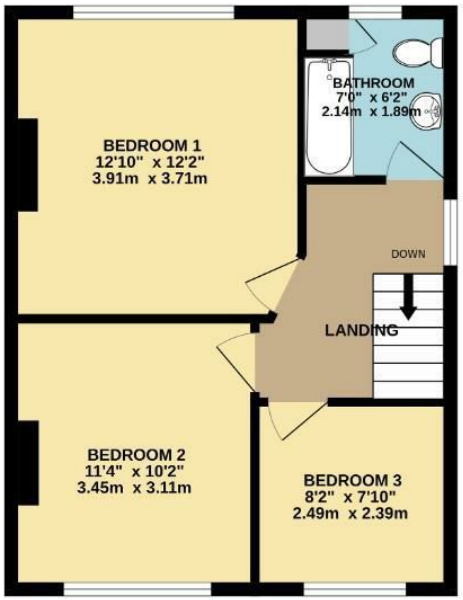




GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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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