



jordan fishwick

153 Egerton Road South, Chorlton, Manchester, M21 0XD

Guide Price £575,000



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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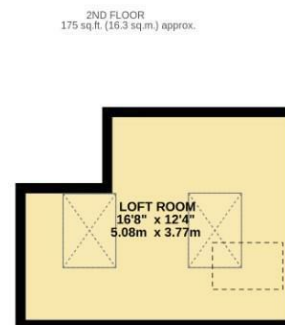
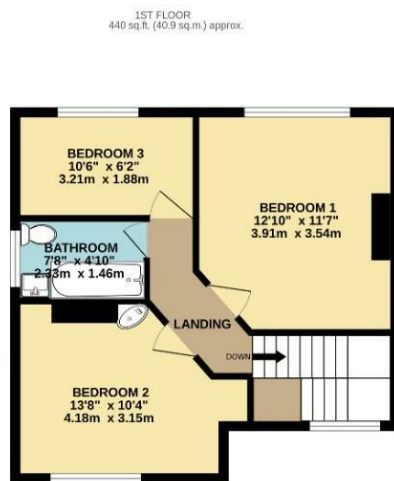
A simply delightful EXTENDED SEMI DETACHED 1920S PROPERTY located on a well regarded and sought after road within only a short stroll of Chorlton Village and all local amenities. This splendid property will prove an ideal family home with THREE DOUBLE BEDROOMS PLUS A LOFT ROOM as well as a 27FT OPEN PLAN LIVING/DINING/KITCHEN and two additional reception rooms. The property further benefits from a DRIVEWAY and a beautifully landscaped SOUTHERLY FACING REAR GARDEN which extends to approximately 75ft in length and is ideally located within only a short walk of multiple local schools, parks and transport links including the Metro. The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge with LOG BURNING STOVE and sliding patio doors opening to the rear garden, dining room, 27ft open plan living/dining/kitchen, cloakroom w/c. To the first floor are three well proportioned double bedrooms, one with drop down ladder providing access to the loft room which provides further versatile accommodation, and bathroom, fitted with a modern three piece suite and over bath shower. Externally to the front of the property is a landscaped garden with mature plants, shrubbery and a driveway providing off road parking. To the rear, a superb, larger than average South Westerly facing garden has been mainly laid to lawn and features an array of mature plants and shrubs as well as open views. Double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended. Council Tax: C. EPC: D.

Agents Note.

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



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TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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