



jordan fishwick

5 Egerton Road North, Chorlton, M21 0SE

Guide Price £835,000



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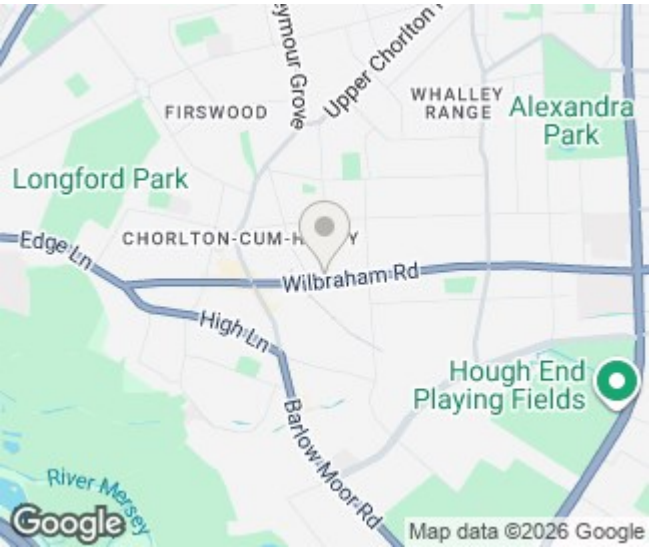
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The Property

A magnificent FIVE DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of grand proportions located on a well regarded road only a short stroll from Chorlton Village. This superb property has been stylishly updated and decorated throughout by the current owners creating a contemporary and MOVE-IN READY family home. The property benefits from a landscaped WESTERLY FACING GARDEN as well as a DRIVEWAY providing ample off road parking and offers spacious, versatile ACCOMMODATION OVER THREE FLOORS and cellars. The property further benefits from being located within walking distance of Chorlton Village, the vibrant scene of Beech Road, multiple local schools and parks plus the Metrolink (Chorlton, 0.1 miles) provides fast access to both the city centre and nearby airport. The accommodation briefly comprises: covered porch, spacious entrance hallway, 18ft lounge with large bay window and cast iron fireplace, OPEN PLAN LIVING/DINING/KITCHEN with integrated appliances and aluminium framed French patio doors leading to the landscaped garden. To the first floor there are three good sized double bedrooms, the principal benefitting from an EN-SUITE shower room and second boasting full height fitted wardrobes plus there is the main family bathroom fitted with a modern four piece suite. The second floor reveals two further generously proportioned double bedrooms and a third bathroom, fitted with a modern four piece suite. Both double glazing and gas central heating have been installed throughout. Externally to the front of the property a gravel driveway provides off road parking for multiple vehicles and a walled garden with mature hedgerow and shrubs offers privacy from the road. To the rear a fenced and enclosed garden which enjoys a sunny Westerly aspect and features an Indian sandstone patio area, lawn and an array of mature plants and shrubs. Early viewing is most highly recommended.

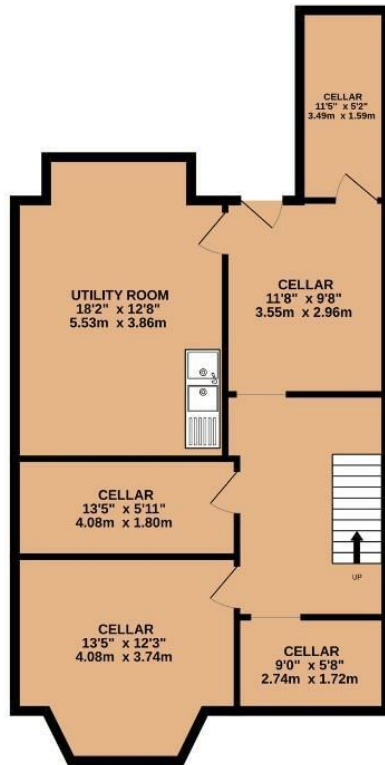
- Superbly presented semi detached Edwardian family residence
- Five generously proportioned double bedrooms + three bathrooms
- Stylishly presented and updated throughout by the current owners
- Westerly facing rear garden
- Driveway providing ample off road parking
- Well regarded road walking distance from Chorlton Village and the Metro
- Ideally placed for multiple local schools and parks
- Move-in ready family home with accommodation over three floors and cellars
- Council Tax: E. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England & Wales		EU Directive 2002/91/EC



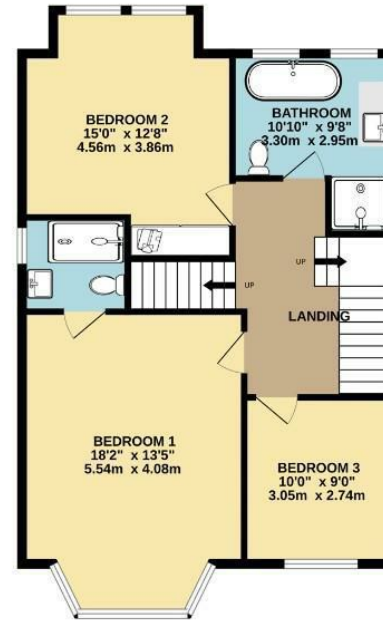
BASEMENT
793 sq.ft. (73.7 sq.m.) approx.



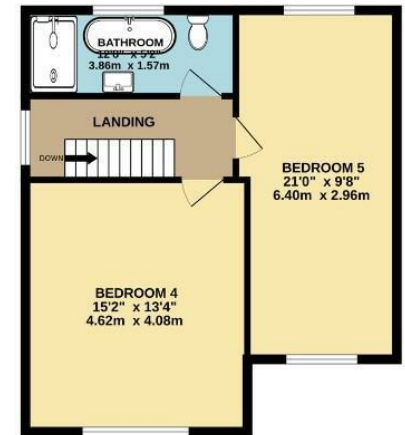
GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



2ND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 2892 sq.ft. (268.7 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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