

24 Egerton Road South, Chorlton, Manchester, M21 0YN



**JP&Brimelow**  
ESTATE AGENTS



3 1 2 D

\*\*\* VIDEO TOUR AVAILABLE\*\*\* A delightful and tastefully extended, THREE BEDROOM, traditional, semi-detached property positioned in a highly regarded area of Chorlton off St Werburgh Road.

Within a short walk to the popular bars, restaurants and cafés on Wilbraham Road, Chorlton Park, primary/secondary schools nearby and the Metrolink station on St Werburghs Road giving you direct access into the City Centre, Media City and Manchester International Airport. Whalley Range Tennis & Cricket club are nearby with Hough End playing fields a twenty-minute walk away.

In brief the property consists of; a porch, an entrance hall with W.C, an inviting lounge to the front aspect benefitting from a bay window and feature fireplace, a good-sized living room which lead through to a fully fitted modern kitchen/ breakfast room offering views and access out into the rear enclosed garden completing this floor.

Stairs leading to the first-floor landing reveal three good sized bedrooms and white three-piece bathroom suite.

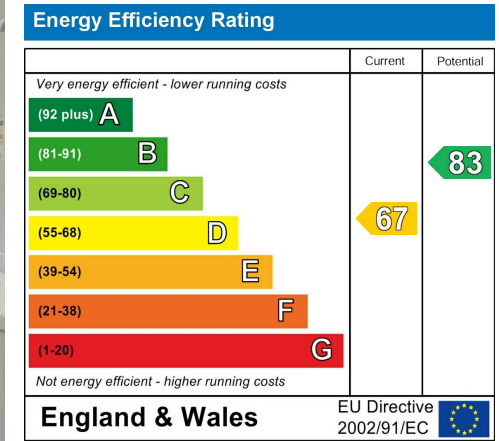
The property benefits from gas fired central heating, an alarm system, ceiling coving and picture rails, a driveway providing off road parking, an EV charge point, and a rear enclosed lawned garden.

£465,000



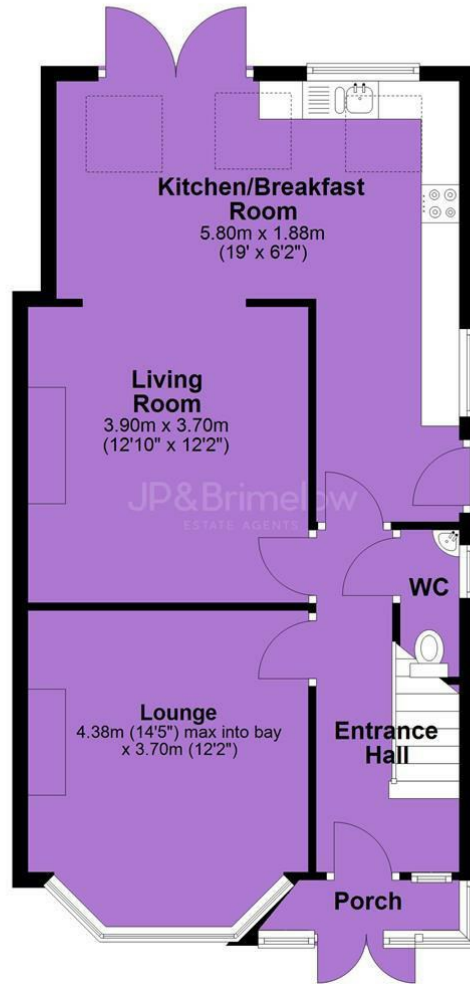


## EPC Chart

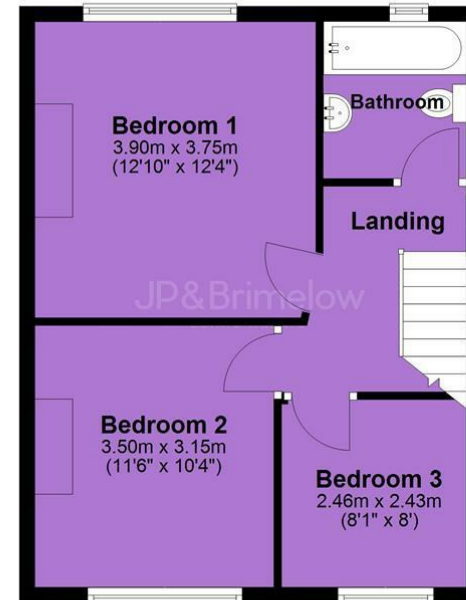


Tenure: Freehold Council Tax Band: C

### Ground Floor



### First Floor



JP & Brimelow Estate Agents Ltd  
430 Barlow Moor Road, Manchester, M21 8AD  
Tel: 0161 8822233  
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



**JP & Brimelow**  
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowstateagents

@jpandbrimelow

