

jordan fishwick

153 Egerton Road South, Chorlton, M21 0XD

Guide Price £575,000



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The Property

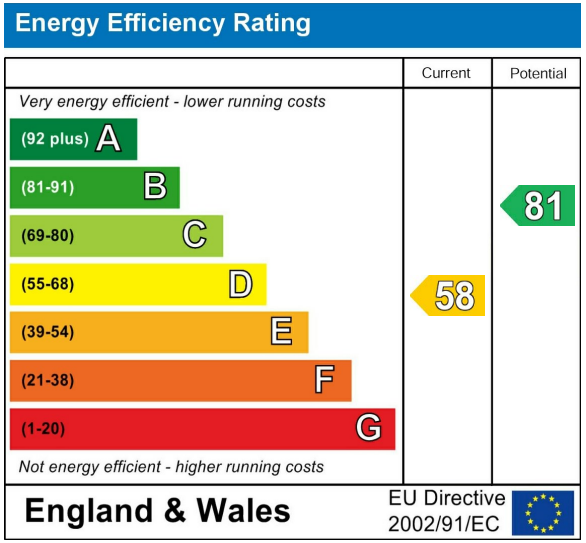
A simply delightful EXTENDED SEMI DETACHED 1920S PROPERTY located on a well regarded and sought after road within only a short stroll of Chorlton Village and all local amenities. This splendid property will prove an ideal family home with THREE DOUBLE BEDROOMS PLUS A LOFT ROOM as well as a 27FT OPEN 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.

- Superbly presented extended semi detached 1920s property
- Three double bedroom + loft room
- 27ft open plan living/dining/kitchen + two reception rooms
- Large Southerly facing rear garden (approx. 75ft)
- Driveway providing off road parking
- Open views to the rear
- Ideally placed for Chorlton Village, Beech Road and multiple local schools
- 0.1 miles to the Metro (St Werburghs Road)
- Council Tax: C. EPC: D











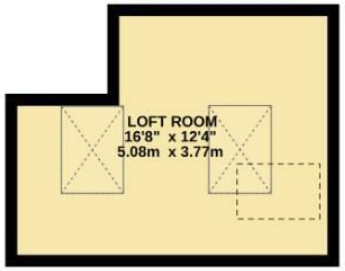
GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
175 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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