

131b Egerton Road South, Chorlton, Manchester, M21 0XD



JP&Brimelow
ESTATE AGENTS



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****VIDEO TOUR AVAILABLE**** A beautifully extended, three-bedroom, bay-fronted detached property, ideally situated on this highly sought-after residential road, just off St Werburgh's Road in the heart of Chorlton.

Ideally positioned within a short walk of St Werburgh's Road Metrolink station, providing excellent transport links to Manchester City Centre, Manchester Airport and MediaCityUK. The vibrant centre of Chorlton is also within easy walking distance, along with Chorlton Park and the ever-popular Beech Road, renowned for its fantastic selection of independent shops, bars and restaurants.

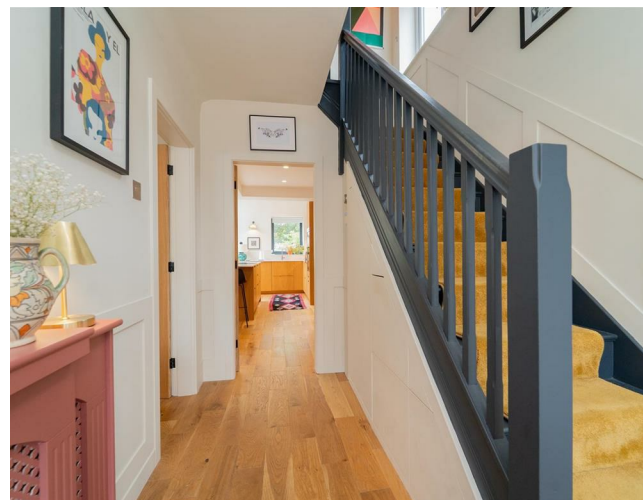
In brief, the accommodation comprises a welcoming entrance hallway leading to a spacious lounge with a bay window overlooking the front. To the rear is an impressive open-plan kitchen and dining room, with bi-folding doors opening directly onto the enclosed rear garden. A useful boot room and convenient downstairs W.C. complete the ground floor.

To the first floor, a spacious landing provides access to three well-proportioned bedrooms and a modern four-piece family bathroom. The generous principal bedroom benefits from a charming bay-fronted window and useful built-in storage.

Externally, the property benefits from a private driveway providing convenient off-road parking, a front garden and a generous enclosed rear garden. Further features include stunning flooring and feature lighting, bi-folding doors opening onto the rear garden, and gas-fired central heating.

This impressive home would make an ideal family residence, while also offering an excellent option for a professional couple. Given the generous proportions, versatile living space and desirable location, an early viewing is highly recommended.

£635,000





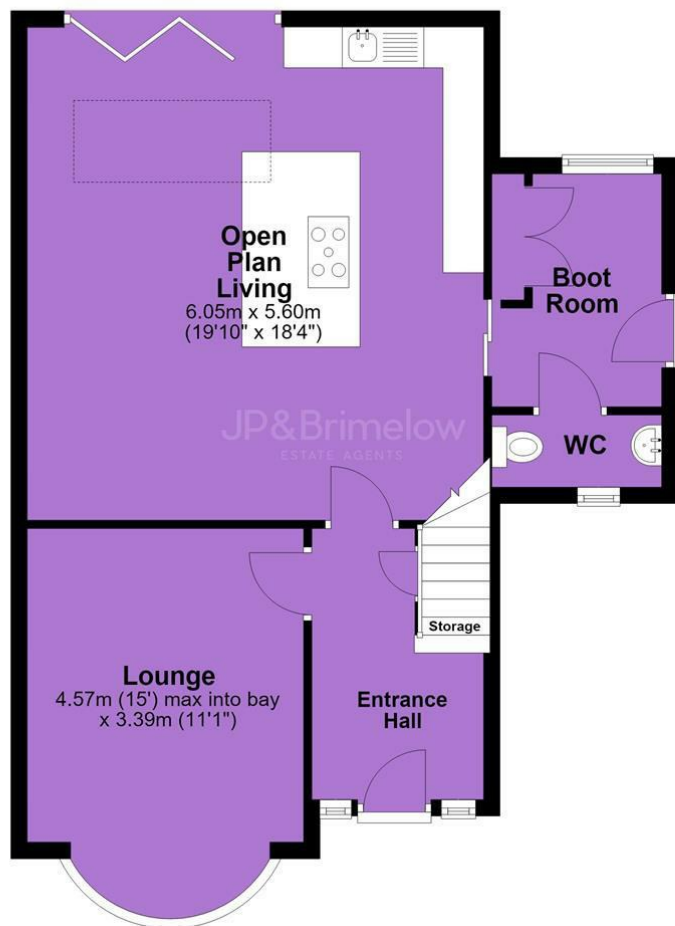
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

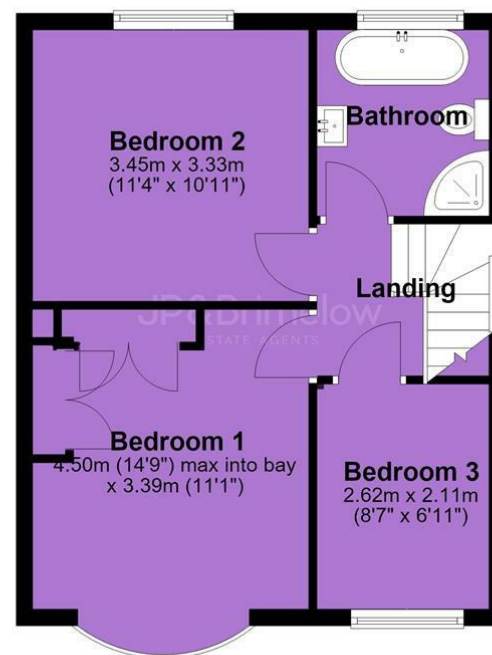


Tenure: Freehold Council Tax Band: C

Ground Floor



First Floor



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