



*Jordan fishwick*

153 Egerton Road South, Chorlton, M21 0XD

Guide Price £510,000



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Manchester, M21 0XD**

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### The Property

**\*\*\*NO CHAIN\*\*\*** Located on a highly regarded and sought after road, a beautifully presented SEMI DETACHED PROPERTY, boasting THREE DOUBLE BEDROOMS PLUS LOFT ROOM, a larger than average SOUTH-WEST FACING GARDEN and OFF ROAD PARKING! This delightful property will prove an ideal family home, with two spacious reception rooms as well as the TWENTY SEVEN FOOT OPEN PLAN LIVING/DINING/KITCHEN. Situated only a short stroll from Chorlton Village, Beech Road, the Metro and local primary/secondary schools, this splendid property is not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge with sliding patio doors opening to the rear garden, family room, 27ft open plan living/dining/kitchen with integrated appliances, cloakroom w/c. To the first floor are three excellently proportioned double bedrooms, one with spiral staircase leading 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 trees and shrubbery and driveway. To the rear, a superb, larger than average South West facing garden extending to approximately 75ft, mainly laid to lawn with mature trees and shrubbery and open views. The detached garage has been converted by the current owners to create a SOUNDPROOFED MUSIC ROOM. Double glazing and gas central heating have both been installed throughout and an internal viewing is most highly recommended. Sold with no vendor chain.

- Beautifully presented semi detached property
- Three double bedrooms and loft room
- Two reception rooms and 27ft open plan living/dining/kitchen
- Large South West facing garden - approx. 75ft
- Ideal family home
- Driveway providing off road parking
- Ideally placed for Chorlton Village, Beech Road, the Metro and local schools
- Open views to the rear
- Double glazing and gas central heating throughout
- NO CHAIN



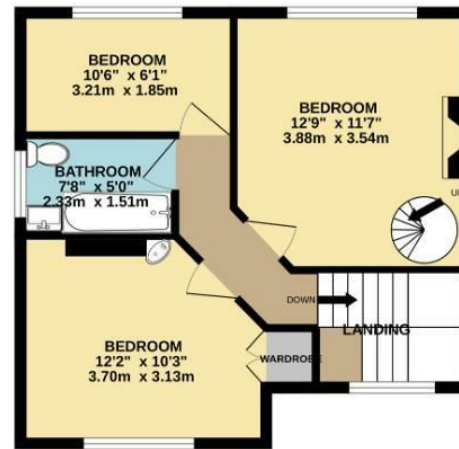
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



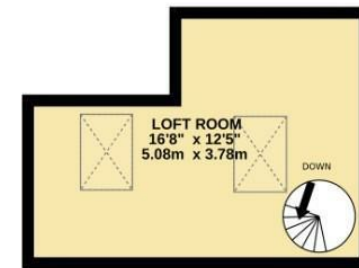
GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



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



TOTAL FLOOR AREA : 1202 sq.ft. (111.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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