



Jordan fishwick

64 Egerton Road South, Chorlton, M21 0ZH

Guide Price £425,000



**64 Egerton Road South, Chorlton,
Manchester, M21 0ZH**

Offers In Excess Of £425,000



The Property

A spacious and well presented SEMI DETACHED property located on a popular road, well placed for Chorlton village centre, local amenities, schools, parks and the Metro and offering spacious, light accommodation for a young couple or family. Comprises briefly: enclosed porch, entrance hall, cloakroom/wc, lounge, separate dining room and a fitted dining kitchen. To the first floor there are THREE well proportioned bedrooms and a bathroom with an over bath shower. Gas central heating and double glazing are installed. There is a driveway providing OFF ROAD CAR PARKING, a GARAGE/STORAGE and an 72 FT REAR GARDEN complete the impressive specification. Viewing of this splendid home is highly recommended. Council Tax Band C. EPC D.

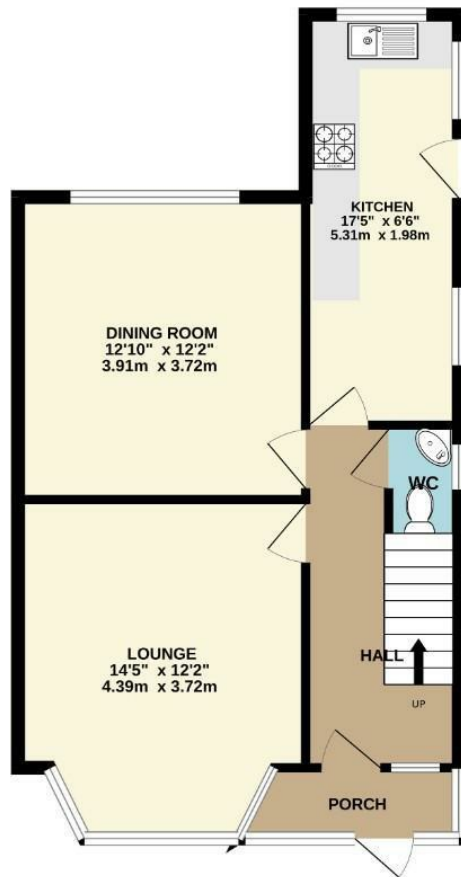
- Attractive traditional semi detached property with light and spacious accommodation
- Ideal for a couple or young family
- Three good sized bedrooms
- Bathroom with over bath shower and additional downstairs cloakroom/wc
- Two spacious reception rooms
- Gas central heating & double glazing installed
- Driveway providing off road car parking & garage/storage
- 72 ft lawned rear garden
- Scope for extension (subject to PP)
- Well placed for Chorlton village, local amenities & the Metrolink



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(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	



GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.5 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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