



*Jordan fishwick*

Flat 5, 8 Egerton Road North, Chorlton, M21 0SF

Guide Price £275,000



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Chorlton, Chorlton, M21 0SF**

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## The Property

A superbly presented TWO DOUBLE BEDROOM TOP FLOOR APARTMENT WITH BALCONY ideally situated for Chorlton Village and the Metro. This splendid property occupies the entire top floor of this Edwardian property and is presented in immaculate order throughout and provides spacious and light accommodation ideal for a young couple or first time buyer. Benefitting from both a newly fitted kitchen and updated bathroom as well as a WEST FACING BALCONY, this delightful property is certainly not one to be missed and further benefits from being less than a 5 minute walk to Chorlton Village, all local amenities and transport links including the Metro which is only 0.1 miles away. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hall with stairs to the second floor landing, spacious open plan living/dining room with French patio doors opening to the West facing balcony, newly fitted kitchen with solid wooden worktops and modern shaker style units, two excellently proportioned double bedrooms, both benefitting from storage within the eaves and bathroom fitted with a modern three piece suite. Externally there is a well maintained communal garden with lawn and a large secure storage shed. Double glazing and GAS CENTRAL HEATING have been installed throughout and an internal viewing is most highly recommended.

Council tax band A and EPC rating D.

- Superbly presented top floor apartment
- Two good sized double bedrooms
- West facing balcony
- Stone's throw from Chorlton Village and all local amenities
- 0.1 mile walk to the Metro
- Well maintained communal gardens with secure storage shed
- Newly fitted kitchen with integrated appliances and updated bathroom
- Move-in ready condition
- Ideal first time buy / buy to let
- Double glazing and gas central heating throughout

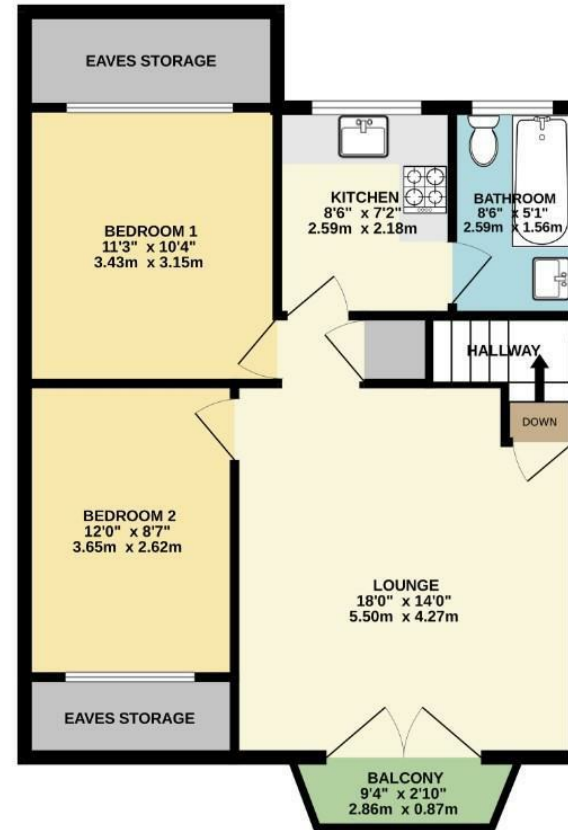


| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
|   | <b>61</b>   | <b>63</b> |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



FIRST FLOOR  
35 sq.ft. (3.3 sq.m.) approx.

SECOND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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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