



*jordan fishwick*

88 Egerton Road North, Whalley Range, M16 0BZ

Guide Price £290,000





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Range, Manchester, M16 0BZ**

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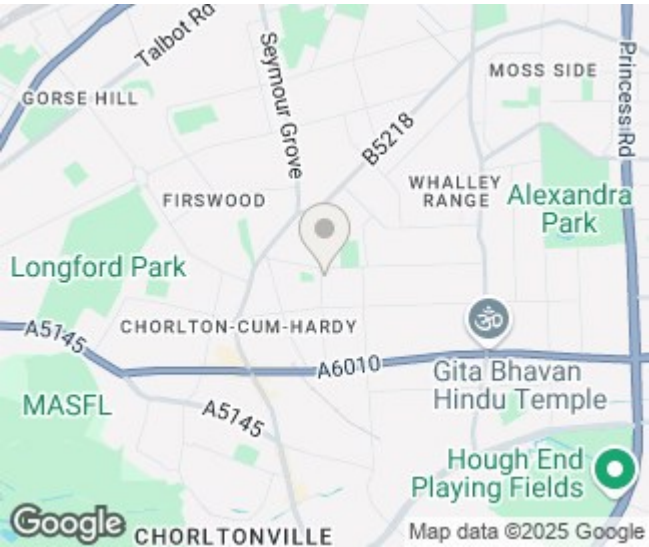



### The Property

**\*\* NO ONWARD CHAIN \*\*** An attractive TWO DOUBLE BEDROOM END MEWS property located on a popular road and offered in pleasant order throughout. This particular home will appeal to a range of buyers including first time buyers, buy to let investors and those looking to downsize and benefits from both a DRIVEWAY providing off road parking and a good sized rear garden. Located only a short walk from all local amenities in Chorlton Village, parks and transport links, this delightful property is not one to be missed. Comprising briefly: Enclosed porch, spacious living room, fitted dining kitchen, two well-proportioned bedrooms and a bathroom fitted with a three piece suite. Gas central heating and uPVC double glazing are also installed. A driveway provides OFF-ROAD car parking to the front whilst to the rear is a good size garden that is fenced and enclosed. Viewing highly recommended.



- NO ONWARD CHAIN
- Two Good Sized Bedrooms
- Well Proportioned Living Room
- Private Rear Garden
- Modern End Mews
- Fitted Dining Kitchen
- Driveway Providing Off Road Parking
- Viewing Highly Recommended
- Gas Fired Central Heating
- Convenient to local Ammenities

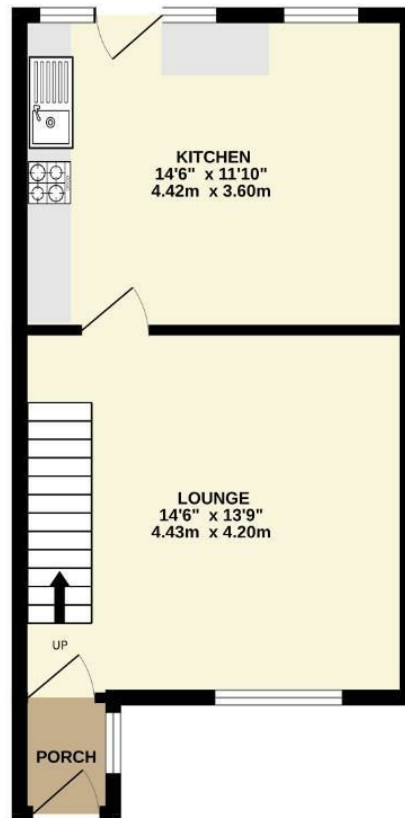


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 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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