



jordan fishwick

37 Egerton Road North, Chorlton, Manchester, M21 0SN
£795,000



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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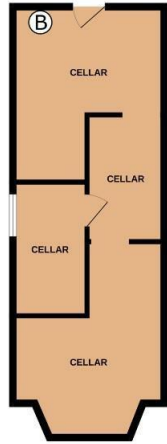
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A truly delightful FIVE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character boasting a DRIVEWAY, WEST FACING GARDEN and a wealth of ORIGINAL FEATURES THROUGHOUT. This superb property will prove an ideal family home with spacious, versatile ACCOMMODATION OVER THREE FLOORS AND CELLARS and is ideally placed within only a short stroll from all local amenities and transport links in Chorlton Village as well as multiple local schools and parks. The property further benefits from walled gardens to both the front and rear as well as having been stylishly decorated throughout. The accommodation briefly comprises: enclosed porch, entrance hallway with original stained glass window and door, lounge with large bay window and original cast iron fireplace, family room with French patio doors opening to the landscaped garden and LOG BURNING STOVE, 18ft dining kitchen featuring solid Oak worktops and bi-folding doors opening to the raised timber decking. To the first floor there are four well proportioned bedrooms and bathroom, fitted with a modern four piece suite with feature tiling while the second floor reveals an additional fifth bedroom with three Velux skylight windows. Externally, to the front of the property is a garden with well stocked beds and a decorative gravel driveway. To the rear, a well landscaped garden enjoys a sunny Westerly aspect and features a raised timber decking, stone patio area, decorative gravel, lawn and large beds stocked with an array of plants and shrubbery. Steps from the garden lead down to the multiple cellar chambers which provide useful storage and utility space. An internal viewing of this wonderful home is most highly recommended. Council Tax: D.

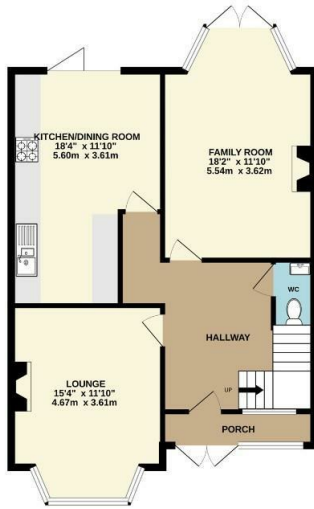


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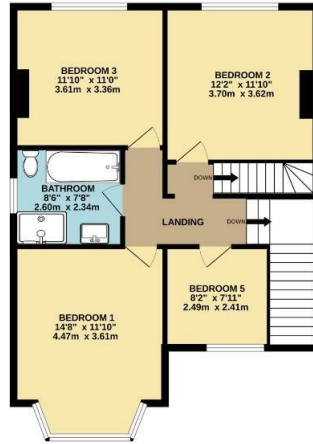
Basement Floor
387 sq.ft. (35.6 sq.m.) approx.



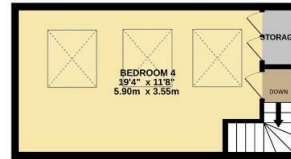
Ground Floor
756 sq.ft. (70.4 sq.m.) approx.



First Floor
709 sq.ft. (65.7 sq.m.) approx.



Second Floor
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 2100 sq.ft. (195.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	75
England & Wales	EU Directive 2002/91/EC	

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