jordan fishwick

92 Egerton Road North, Whalley Range, M16 0BZ

Guide Price £295,000

# 92 Egerton Road North, Whalley Range, Manchester, M16 0BZ

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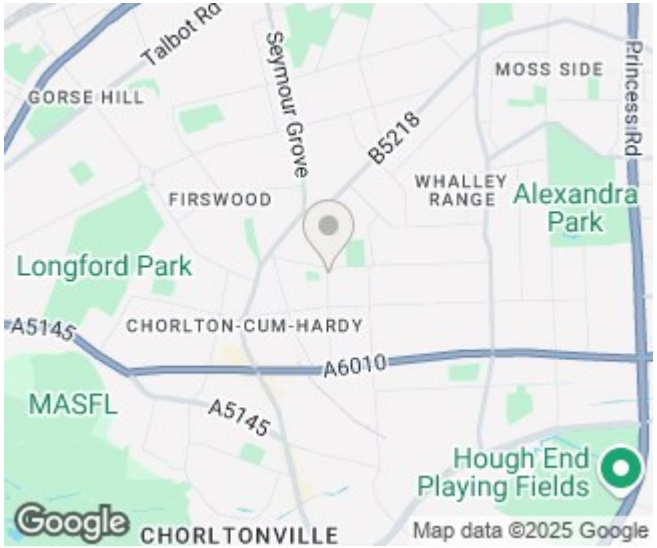
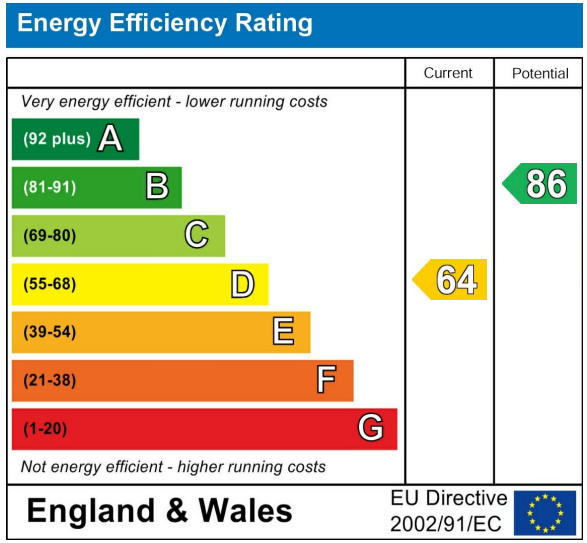
### The Property

***NO CHAIN*** A delightful TWO DOUBLE BEDROOM MID TERRACE MEWS located on a well regarded road only a short stroll from Chorlton Village. This splendid property benefits from both a DRIVEWAY as well as a good sized rear garden and will prove ideal for a range of buyers including first time buyers, buy to let investors and those looking to downsize. The property also further benefits from being well placed to all local amenities, parks and transport links including the Metro which is only half a mile away. The accommodation briefly comprises: 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. Externally, to the front of the property is a driveway providing off road parking for two vehicles while to the rear, a fenced and enclosed garden has been mainly laid to lawn and features a stone flagged patio and decorative gravel. An internal viewing is most highly recommended. Council Tax: B. EPC: D.

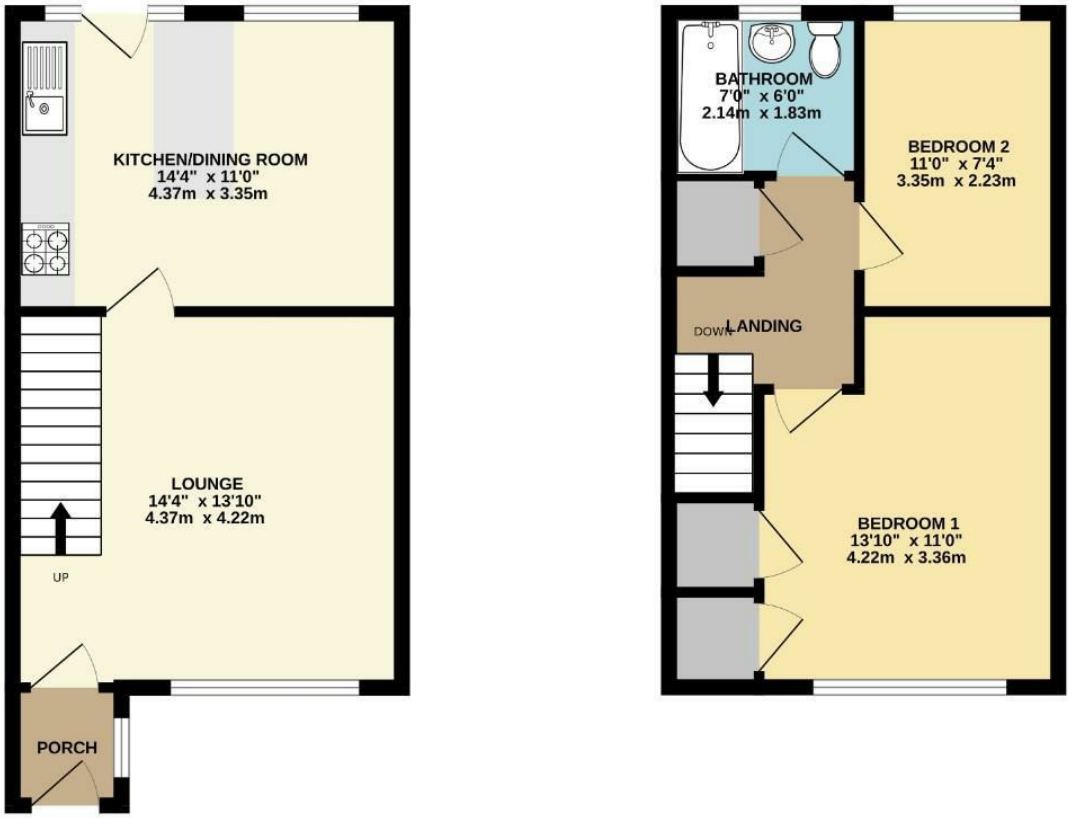
- NO CHAIN
- Two double bedroom mid terrace modern mews
- Spacious lounge + dining kitchen
- Driveway providing off road parking for two vehicles
- Good sized and easy to maintain rear garden
- Walking distance to Chorlton Village
- 0.5 miles to the Metro (Chorlton)
- Ideal first time buy, buy to let or for those looking to downsize
- Council Tax: B. EPC: D



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.

1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.




TOTAL FLOOR AREA : 730 sq.ft. (67.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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