jordan fishwick

37 Egerton Road North, M21 0SN

Guide Price £795,000

# Egerton Road North
# Chorlton M21 0SN

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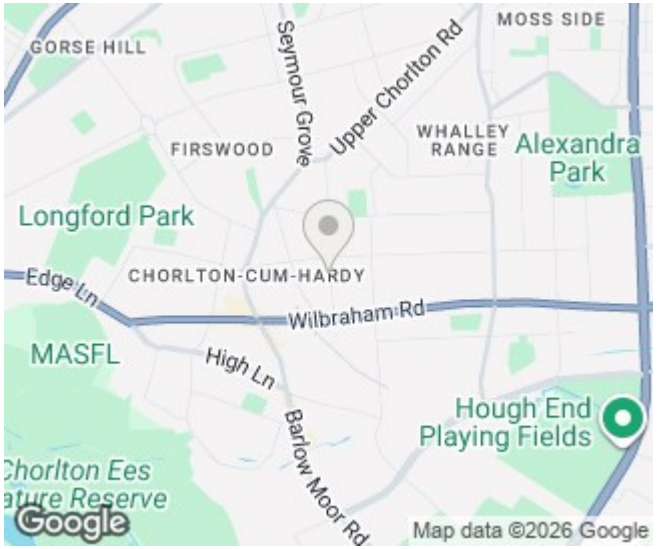
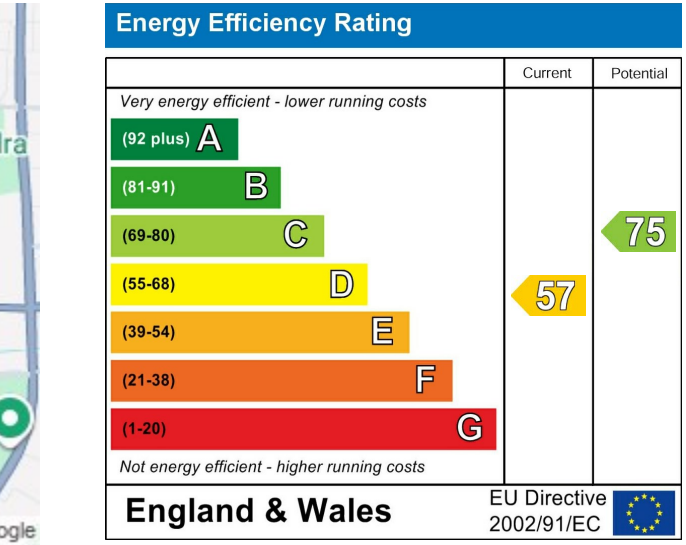
## The Property

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.

- Superbly presented semi detached Edwardian property
- Five bedrooms and three reception rooms
- West facing landscaped rear garden
- Spacious, versatile accommodation over three floors and cellars
- Walking distance from Chorlton Village as well as multiple schools and parks
- Driveway providing off road parking
- 0.3 miles to the Metrolink (Chorlton)
- Many original features throughout
- Ideal family home
- Council Tax: D. EPC: D



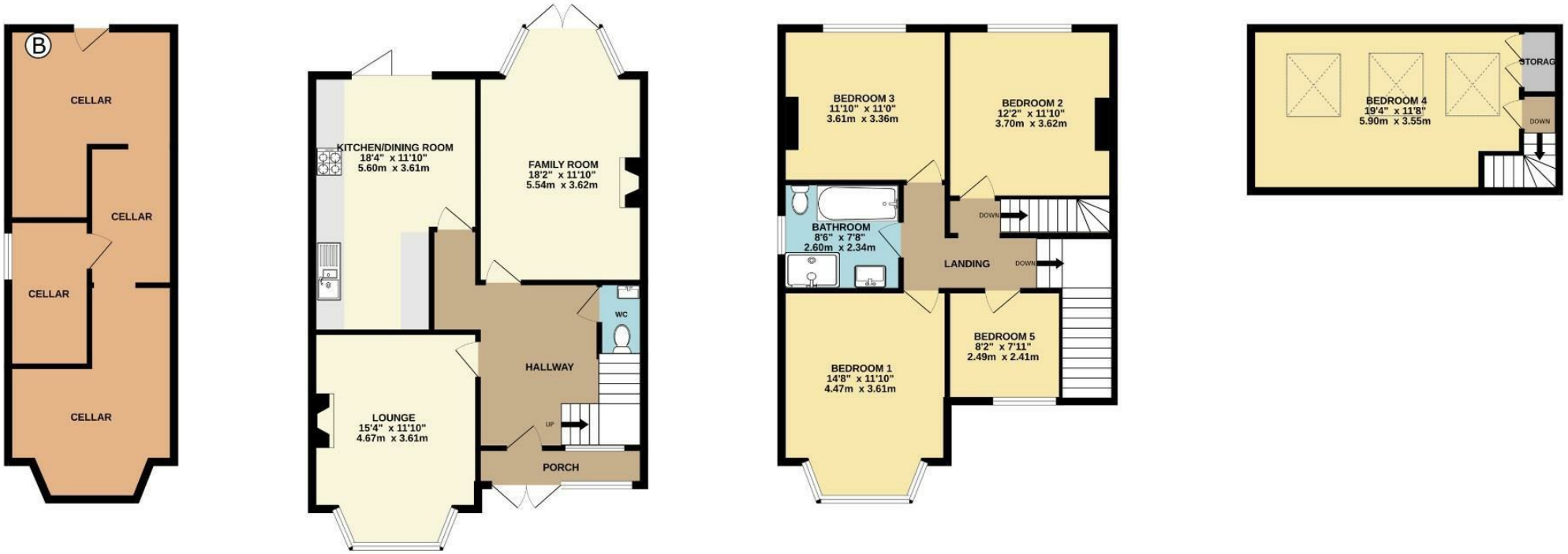



BASEMENT
387 sq.ft. (36.0 sq.m.) approx.

GROUND FLOOR
750 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.

2ND 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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