jordan fishwick

157 Egerton Road South, Chorlton, M21 0XD

Guide Price £560,000

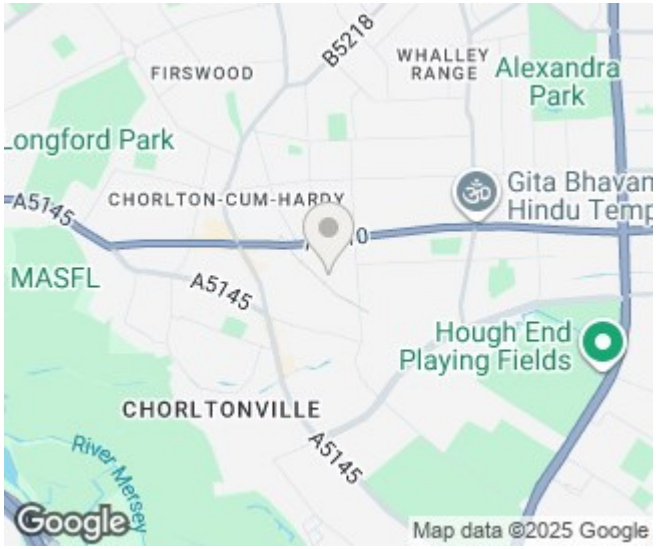
# 157 Egerton Road South, Chorlton, Manchester, M21 0XD

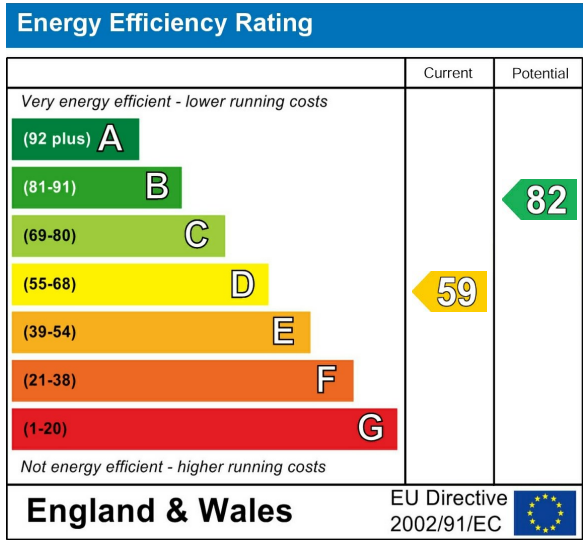
## Guide Price £560,000

## The Property

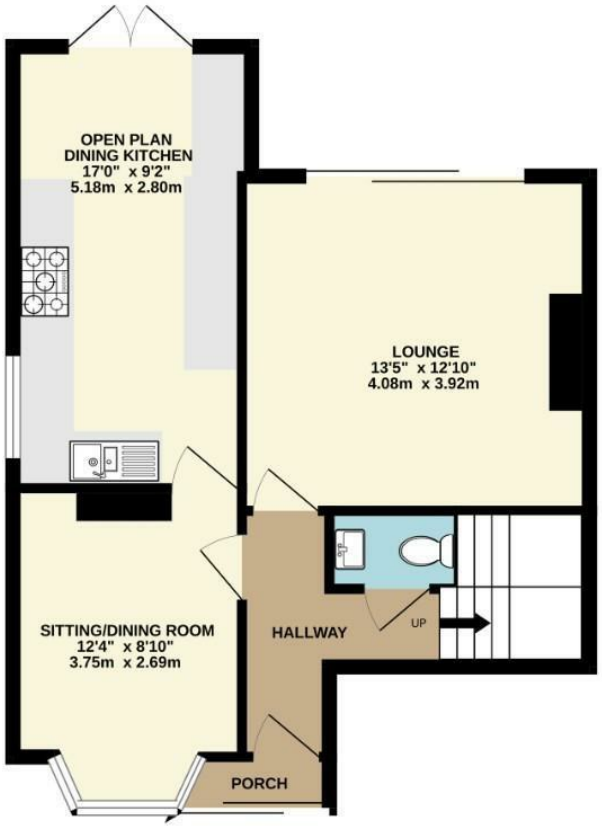
An immaculately presented and EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED 1920S PROPERTY located on a well regarded road within easy reach of Chorlton Village and all local amenities. This superb property benefits from a DRIVEWAY as well as a delightful LANDSCAPED SOUTH-WESTERLY FACING GARDEN which extends to approximately 80ft in length and is offered for sale in MOVE-IN READY condition having been updated and stylishly decorated throughout by the current owners. The property is ideally placed within only a short walk of multiple local schools, parks and transport links including the Metro as well as the vibrant scene of Beech Road and will prove ideal for a couple or family. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large sliding patio doors opening to a raised timber decking and garden beyond, sitting/dining room with bay window, 17ft dining kitchen with French patio doors and cloakroom/wc with feature wall paper and stylish modern suite. To the first floor there are three good sized double bedrooms, the main and second both benefitting from full height fitted wardrobes and bathroom fitted with a five piece suite. The loft is accessed via a drop down ladder and has been fully boarded providing useful storage space and also features electric light and power as well as a Velux skylight window. Double glazing and gas central heating have been installed throughout. Externally to the front of the property is a block paved driveway and walled garden with decorative gravel path leading to the front door. To the rear, a beautifully landscaped garden enjoys a sunny south-westerly aspect with large lawn, raised timber decking, Indian sandstone patio and beds stocked with a vast array of mature plants and shrubs. The property further benefits from open views over wildland to the rear where horses sometimes graze. An internal viewing is most highly recommended.

- Immaculately presented and extended semi detached 1920s property
- Three good sized double bedrooms
- 80ft South-westerly facing landscaped garden (approx.)
- Well regarded road only a short stroll from Chorlton Village and the Metrolink
- Driveway providing off road parking
- Move-in ready condition
- Walking distance from all local amenities, schools, parks and Beech Road
- Ideal for a couple or family
- Council Tax: C. EPC: D

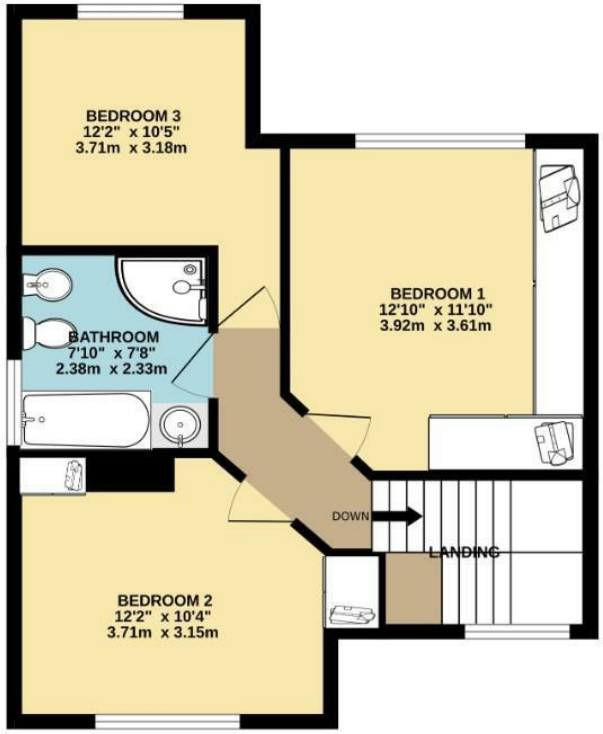


GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.




1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.




TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington