



*jordan fishwick*

132 Egerton Road South, Chorlton, M21  
Guide Price £645,000





## Egerton Road South Manchester M21 0XJ

Guide Price £645,000




### The Property

Situated on a highly sought after road located only a few minutes walk from Chorlton Village, a superbly presented and recently renovated FOUR DOUBLE BEDROOM 1930S SEMI DETACHED PROPERTY, offering spacious and light family accommodation of over 1550sqft. Positioned within a LARGE CORNER PLOT, this delightful property boasts both a GATED DRIVEWAY and LARGE REAR GARDEN and will prove an ideal family home due to the accommodation provided. Situated only a short walk to both Metro stations on located on St Werburghs and Wilbraham Road and further benefitting from TWO RECEPTION ROOMS PLUS A 19FT DINING KITCHEN, this splendid property is not one to be missed. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, sitting room with French patio doors to the rear garden, nineteen foot dining kitchen with modern gloss white units, utility room/wc. To the first floor there are four excellently proportioned double bedrooms and a recently refitted bathroom with a four piece suite. Externally, to the front and side of the property a gated, block paved driveway provides off road parking for multiple vehicles. To the rear, a splendid lawned garden with raised deck and patio seating area. A GARDEN ROOM provides further accommodation which will be an ideal HOME OFFICE/GYM and further storage space. Double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended.



- Beautifully presented 1930s semi detached property
- Four double bedrooms and two reception rooms
- Nineteen foot open plan dining kitchen
- Gated block paved driveway
- Ideally located for the Metro on Wilbraham Road and St Werburghs Road
- Original stained glass windows
- Newly built garden room, ideal for use as home office/gym



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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 





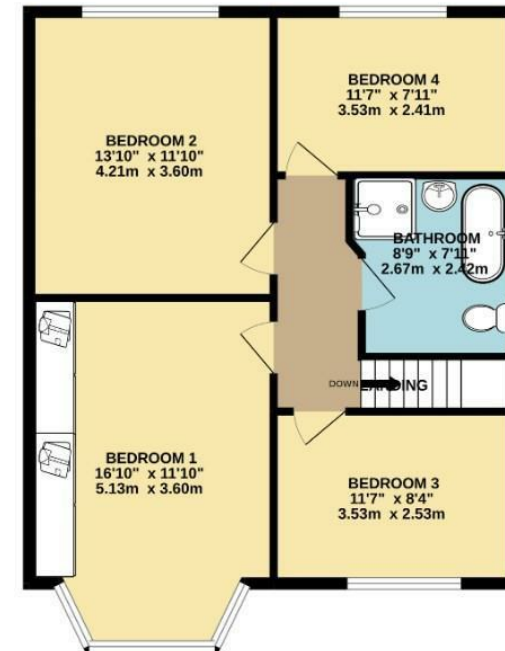
GARDEN ROOM  
149 sq.ft. (13.9 sq.m.) approx.



GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR  
868 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 1571 sq.ft. (145.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022



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