

77 Egerton Road South, Chorlton, Manchester, M21 0YH



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**\*\*VIDEO TOUR AVAILABLE\*\*** A beautifully extended, THREE BEDROOM, bay fronted semi-detached property. Situated on this highly popular residential road, off St Werburgh's Road in Chorlton.

Within a short walk of the Metrolink station on St Werburgh's Road, giving you easy access to The City Centre, Manchester airport and Media City. Strolling distance to the centre of Chorlton, Chorlton Park & Beech Road with its array of shops, bars and restaurants.

In brief the accommodation comprises of; An entrance hallway, a lounge with a bay window to the front aspect, an impressive open plan kitchen/dining room with all new appliances, a useful utility room and a downstairs W.C.

Whilst to the first floor there is a landing leading to three double bedrooms and a modern three piece white family bathroom.

The property features include; partial original stained glazing, double glazing throughout, Crittall style bifold doors on the extension, warmed by gas fired central heating and a nest system, a driveway providing off road parking to the front aspect and a large enclosed rear garden. A perfect family home or would suit a professional couple. Early viewing is highly recommended due to the size and space of this property.

**£500,000**

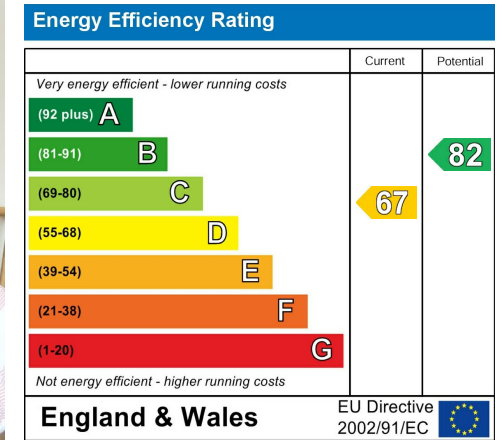






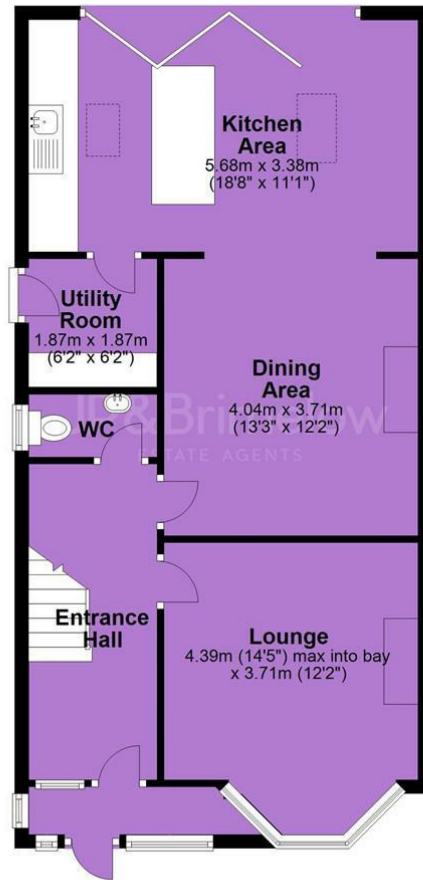


### EPC Chart

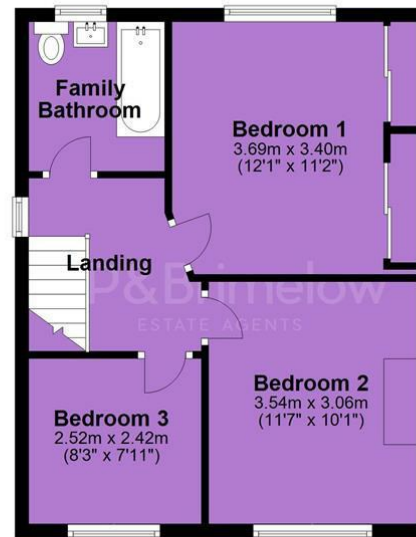


Tenure: Freehold Council Tax Band: C

### Ground Floor



### First Floor



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