

10 Egerton Road South, Chorlton, Manchester, M21 0YP



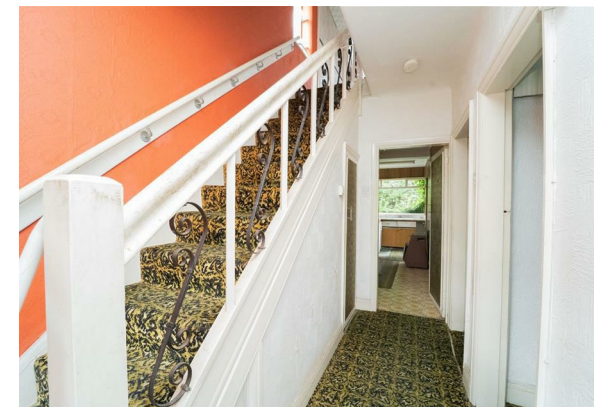
JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £290,000



VIDEO TOUR AVAILABLE A traditional, bay fronted, semi-detached, THREE BEDROOM property. Positioned in a highly regarded area of Chorlton off St Werburgh Road. Within a short walk to the popular bars, restaurants and cafés on Wilbraham Road, Chorlton Park, primary/secondary schools nearby and the Metrolink station on St Werburghs Road giving you direct access into the City Centre, Media City and Manchester International Airport. Whalley Range Tennis & Cricket club are nearby with Hough End playing fields a twenty-minute walk away. In brief the property consists of; an entrance hall, a dining room with bay window to the front aspect, a lounge, and a kitchen with views and access out into the rear garden. To the first floor there are three bedrooms and a three-piece bathroom suite. The property benefits from gas fired central heating, high ceilings, a driveway providing off road parking, a garage offering addition off road parking, and a rear enclosed garden.


Call our team on 0161 882 2233 to book a viewing appointment prior to the AUCTION.



**MODERN
METHOD OF
AUCTION:
EXPLAINED**



EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **C**



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