

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



**JP&Brimelow**  
ESTATE AGENTS



3 1 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and light THREE BEDROOM, bay-fronted, semi-detached property situated on a quiet tree-lined cul-de-sac in Chorlton, off St Werburgh's Road. This extended family home benefits from open plan living accommodation, a large private garden and excellent position on a quiet section of the road.

Within a five- minute walk of the Metrolink Station on St Werburgh's Road, which provides direct access into the City Centre and Media City as well as Manchester airport.

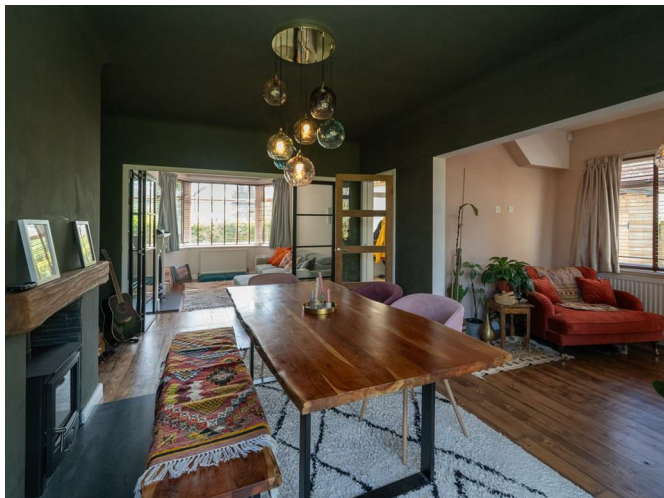
Strolling distance to the centre of Chorlton and all of the amenities on Beech Road. Hough End playing fields and Whalley Range Tennis Club are also nearby, as well as Chorlton Park.

In brief, the accommodation consists of a porch, a welcoming entrance hallway, a lounge with a bay window to the front aspect, a dining room open to a lounge area and a fitted kitchen with access into the rear enclosed lawned garden as well as the downstairs utility room.

Whilst to the first floor there is a landing leading to three well-proportioned bedrooms, and a three-piece family bathroom.

The property benefits from a driveway providing off-road parking, is warmed by gas fired central heating, has a garage and a generous rear enclosed lawned garden. A perfect family home or would suit a professional couple. Early viewing is highly recommended.

£485,000





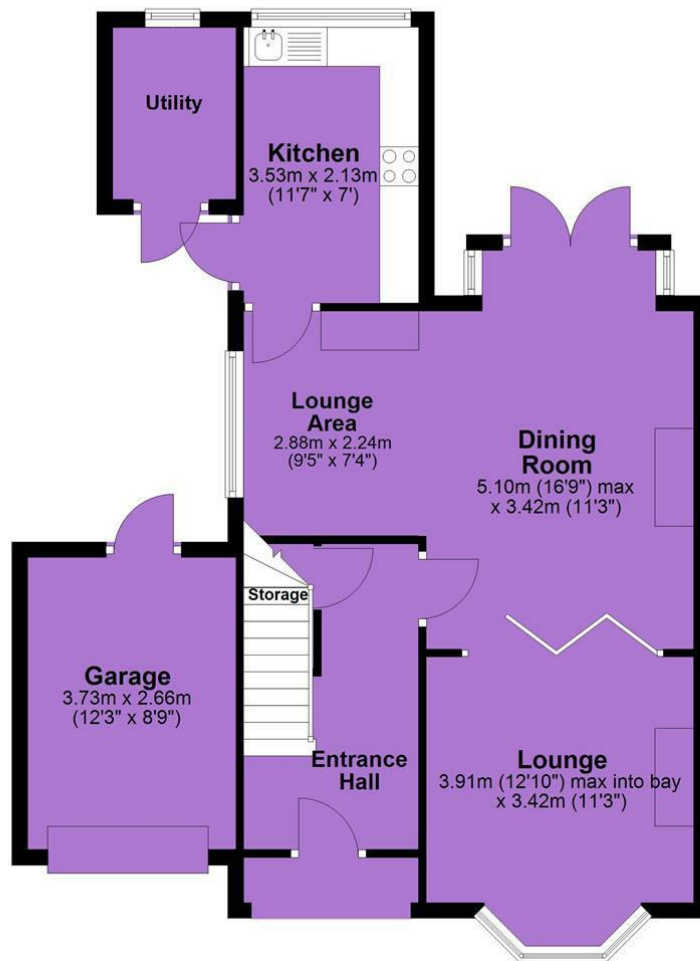
## EPC Chart

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>80</b> |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | <b>64</b>                                                                                                   |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

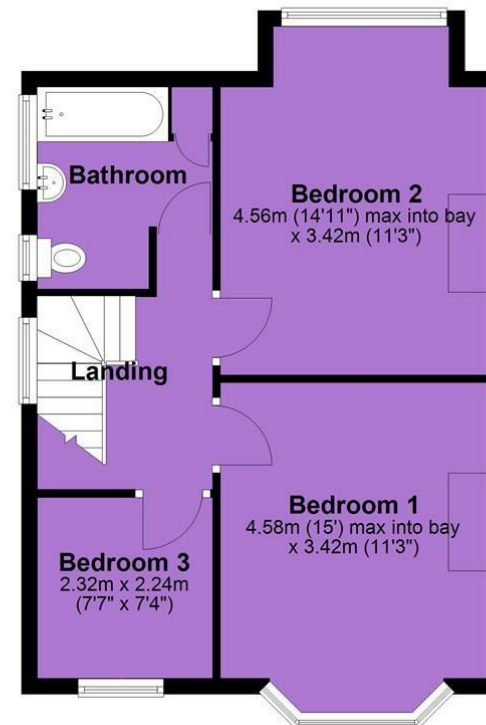


Tenure: Freehold Council Tax Band: C

## Ground Floor



## First Floor



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