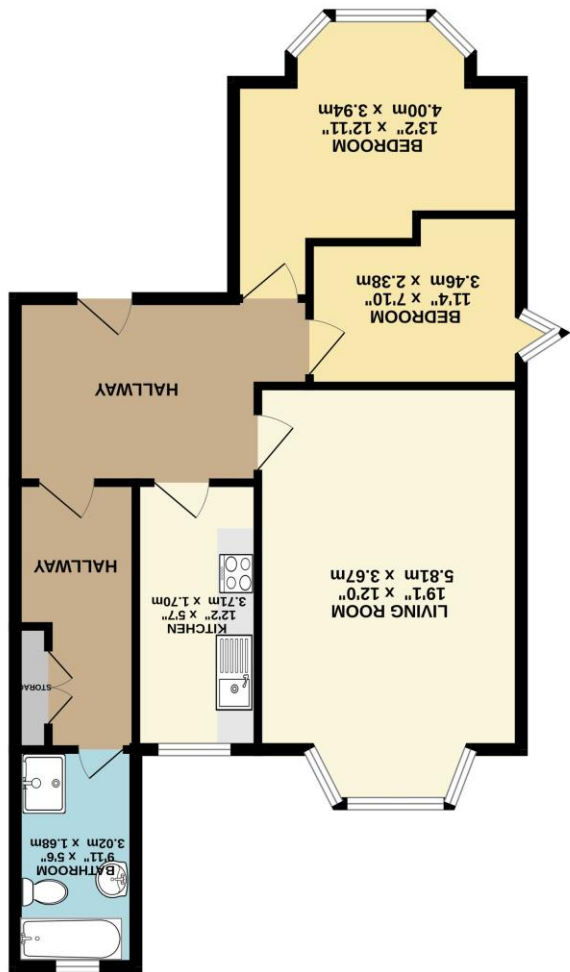


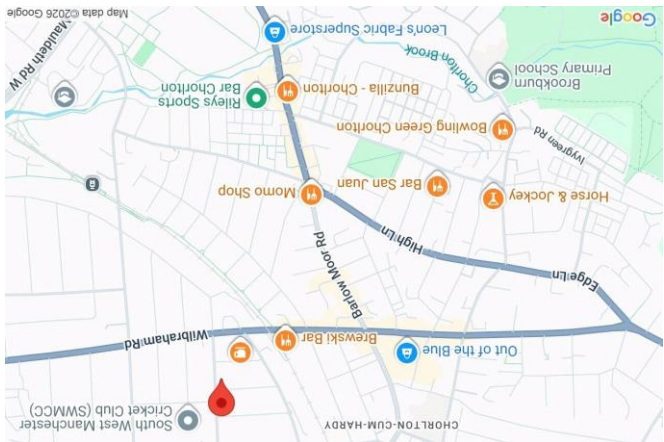
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What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or omission of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		66 D	74 C



PHILIP JAMES
KENNEDY

17 EGERTON ROAD NORTH
CHORLTON CUM HARDY, M21 0SE



ASKING PRICE £215,000

A WELL-PROPORTIONED TWO BEDROOM APARTMENT occupying the FIRST GROUND FLOOR POSITION within this ATTRACTIVE PERIOD CONVERSION. Located in a highly sought-after part of Chorlton, this property presents an excellent opportunity to enjoy one of South Manchester's most desirable neighbourhoods, with an array of independent amenities and Metrolink services just a short distance away. NO ONWARD CHAIN. Approx. 699 Sq. Ft

The accommodation opens with a welcoming entrance hallway, providing access to all principal rooms. To the rear of the property is a bright and spacious contemporary living room, enhanced by a large bay window that enjoys views over the shared south-facing garden and floods the space with natural light.

The contemporary kitchen is fitted with a range of wall and base units, complemented by integrated appliances.

Positioned to the front of the property are two generously proportioned double bedrooms, each offering ample space for both fitted and freestanding furniture. The principal bedroom benefits from a beautiful bay window.

The accommodation is completed by a well-appointed four-piece bathroom.

Externally, the property benefits from a delightful shared south-facing rear garden, predominantly laid to lawn and bordered by mature trees and planting, to enjoy during the warmer months.

The service charge will be set with the formation of new management company at a later date.

Leasehold / 125 Years Upon Completion
Service Charge/ £166 pcm
Ground Rent/ Peppercorn
Council Tax Band: A
Approx. 699 Sq Ft

*"A Two Bedroom
Apartment In An Attractive
Period Conversion"*

