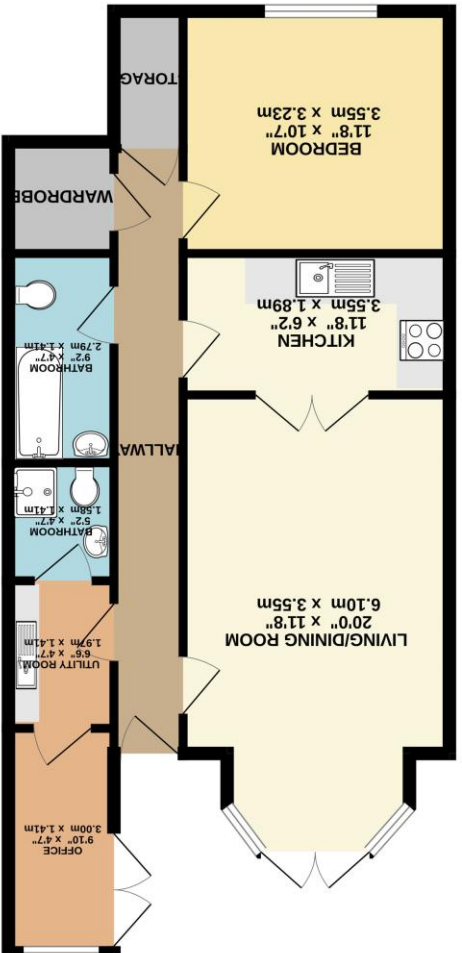


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

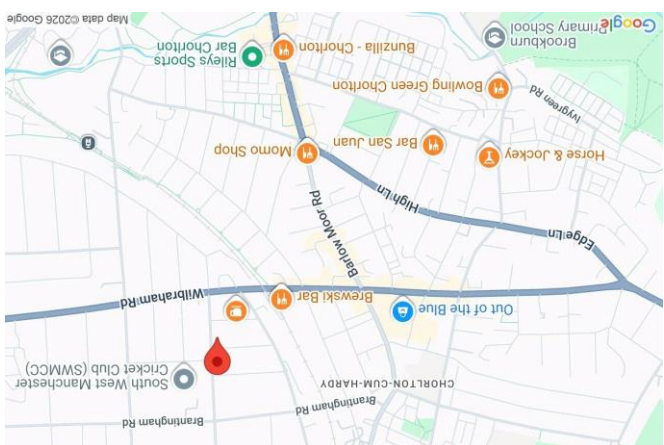
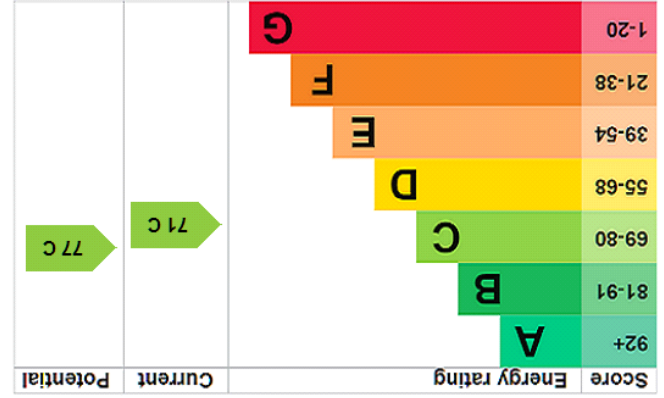
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or omission of this statement. This plan is for illustrative purposes only and should be used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

Made with floorplan 52026

TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.



LOWER GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

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PHILIP JAMES
KENNEDY

17 EGERTON ROAD NORTH
CHORLTON, M21 0SE



ASKING PRICE £250,000

A NEWLY RENOVATED ONE BEDROOM APARTMENT occupying the LOWER GROUND FLOOR POSITION within this ATTRACTIVE PERIOD CONVERSION, with PRIVATE ENTRANCE AND ENCLOSED SOUTH FACING PATIO. 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. 634 Sq. Ft

The bright and spacious living room offers generous space for both lounge and dining furniture, making it ideal for everyday living and entertaining. The bay window floods the room with natural light, while patio doors open directly onto the private, south-facing patio.

Glazed double doors lead seamlessly into the newly fitted contemporary kitchen, which has been thoughtfully designed and features a range of integrated appliances.

The well-proportioned double bedroom is accessed from the hallway and provides ample space for freestanding furniture. It is further enhanced by excellent storage, with additional wardrobe space conveniently located across the hall.

Further along the hallway, is a utility room and separate office, which also has access to the private courtyard through patio doors, with the office also benefiting from patio doors providing direct access to the private courtyard.

The property is served by a well-appointed contemporary bathroom and a further shower room.

Externally, the property enjoys a private, south-facing patio along with access to a shared rear garden, predominantly laid to lawn and bordered by mature plants and trees, 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 Remaining Upon Completion
Service Charge/ £166 pcm
Ground Rent/ Peppercorn
Council Tax Band: A
Approx. 672 Sq Ft

*"A Newly Renovated One
Bedroom Apartment In
Prime Chorlton Location"*

