



jordan fishwick

104 Ivygreen Road, Chorlton Green, M21
Guide Price £ £475,000

**Ivygreen Road,
Manchester, M21 9EX**

£475,000



The Property

A simply stunning DOUBLE FRONTED PERIOD END TERRACE PROPERTY, occupying a prime position in CHORLTON GREEN just a short walk to all local amenities, the vibrant scene of BEECH ROAD and IVY GREEN. This wonderful property boasts THREE DOUBLE BEDROOMS as well as a LARGE REAR GARDEN and provides beautifully appointed, spacious accommodation throughout. This delightful home will prove ideal for a family or young couple and the accommodation briefly comprises: entrance hall, lounge with large bay window, sitting room with bay window and log burning stove, spacious dining kitchen with granite worktops. The first floor reveals three excellent double bedrooms, the main with a walk in wardrobe, and bathroom, fitted with a three piece suite and over bath shower. Externally there is a garden to the front of the property whilst to the rear an excellently maintained garden with brick boundary walls, large lawn and Indian stone patio. Double glazing and gas central heating have been installed and an internal viewing is most highly recommended.



- A stunning **DOUBLE FRONTED** period end terrace property
- Excellent position on a highly regarded road
- Two reception rooms & fitted dining kitchen with integrated appliances
- **THREE** excellent bedrooms & bathroom
- Gas central heating & double glazing installed
- Rear court yard & **DELIGHTFUL & PRIVATE** lawn garden

Postcode M21 9EX


EPC Rating D

Floor Area sq ft

Local Authority Manchester City Council

Council Tax

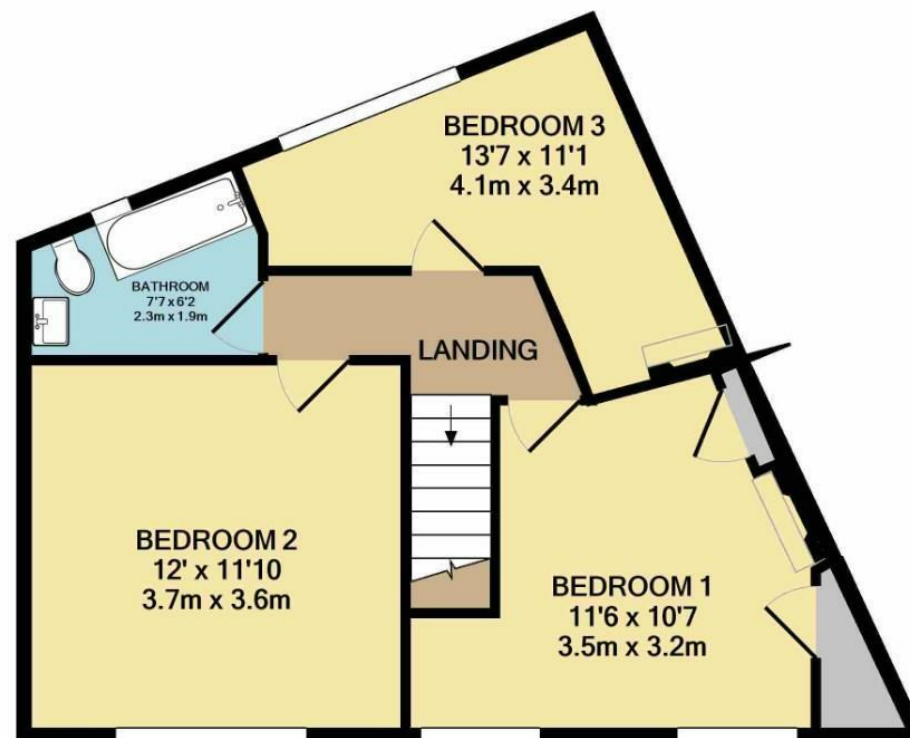
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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