



Jordan fishwick

42 Ivygreen Road, Chorlton Green, M21
Guide Price £425,000



**42 Ivygreen Road, Chorlton
Green, Manchester, M21 9ET**

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The Property

NO CHAIN Positioned on a highly regarded road in CHORLTON GREEN is this well presented THREE BEDROOM MID TERRACED PERIOD PROPERTY providing spacious and versatile accommodation, ideal for a young couple or family. This superb property is ideally placed for all local amenities being within walking distance of Chorlton Village, the vibrant scene of Beech Road and only a stone's throw from Ivy Green and Chorlton Ees. The property further benefits from being within the catchment area for the sought after Brookburn Primary School. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, sitting/dining room, kitchen with modern shaker style units, cloakroom w/c. To the first floor there are three good sized bedrooms and bathroom, fitted with a three piece suite with tiled walls and flooring. Double glazing and gas central heating have been installed throughout. Externally, to the front and rear of the property are well maintained walled gardens with decorative gravel. An internal viewing of this fine home is highly recommended. Sold with no onward chain. Some photos taken prior to tenancy. Council Tax Band B. EPC Band C.

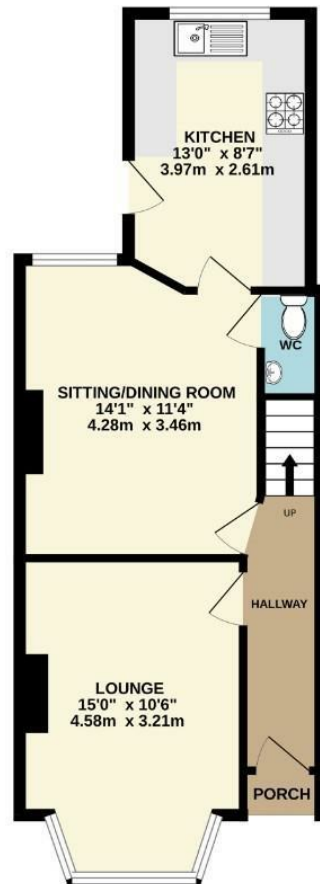
- NO CHAIN
- Well presented mid terrace period property
- Three good sized bedrooms and two reception rooms
- Walled gardens to both the front and rear
- Short stroll from all local amenities, Beech Road and Chorlton Ees
- Catchment area for Brookburn Primary School
- Spacious and versatile accommodation throughout
- Scope to convert the loft
- Double glazing and gas central heating throughout
- Some photos taken prior to tenancy



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
486 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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