



## flat 2 Ivy Graham Close

, Manchester, M40 3AY

**Asking Price £125,000**



Cousins are pleased to bring to market , A modern two bedroom ground floor apartment this property is within easy reach of Manchester city centre and all local amenities.

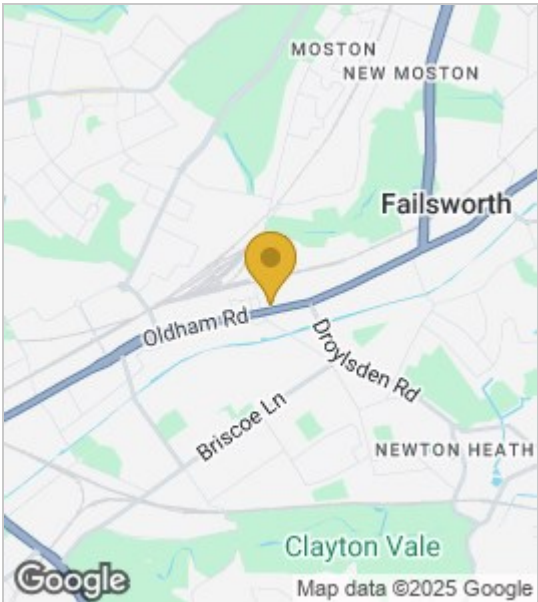
The property benefits from an open plan living & kitchen area and briefly comprises; entrance hall, open plan living room & fully fitted kitchen with white goods, two double bedroom, bathroom with bath/electric shower, storage cupboard and electric heating and double glazing throughout. Externally there is secure allocated parking and well-maintained communal gardens. This property is offered with no vendor chain and would be ideal first time buyers and buy to let investor.



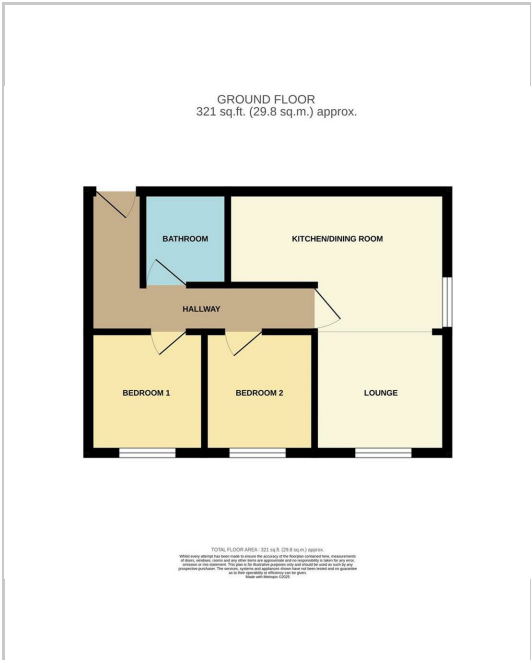


- living room/ dinning room
- Kitchen
- Bedroom 1
- Bedroom 2
- Bathroom

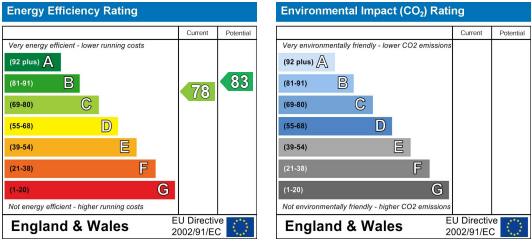
Area Map



Floor Plans



Energy Efficiency Graph



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