



*Jordan fishwick*

80 Ivygreen Road, Chorlton, M21 9EX  
Guide Price £375,000



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Manchester, M21 9EX**

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### The Property

**\*\*\*NO CHAIN\*\*\*** Located on a well regarded road in CHORLTON GREEN is this delightful THREE BEDROOM END TERRACED PERIOD PROPERTY, positioned only a short stroll from all local amenities, Chorlton Ees and the vibrant scene of Beech Road. This splendid property **REQUIRES MODERNISATION** and updating and will prove ideal for a young couple or family, providing spacious and light accommodation throughout. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, spacious sitting/dining room, kitchen. To the first floor are three well proportioned bedrooms, the main with full height fitted wardrobes and dual aspect windows and bathroom, fitted with a three piece suite. Externally there are walled gardens to three sides of the property. Double glazing and gas central heating have been installed throughout and an internal viewing is strongly recommended. Sold with no onward chain. Council Tax Band B. EPC Band D.

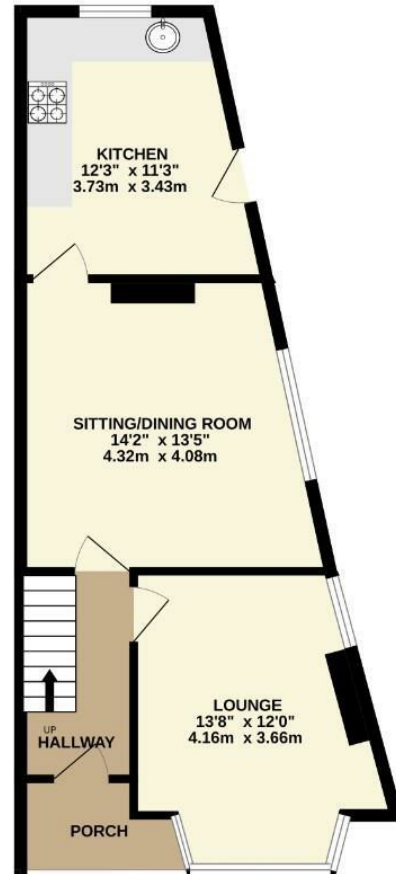
- NO CHAIN
- Three bedroom end terrace period property
- Sought after Chorlton Green location
- In need of modernisation and updating
- Short stroll from Beech Road, Chorlton Ees and walking distance to Chorlton Village
- Catchment area for Brookburn Primary School
- Walled gardens to three sides
- Double glazing and gas central heating throughout
- Ideal for young couple or family



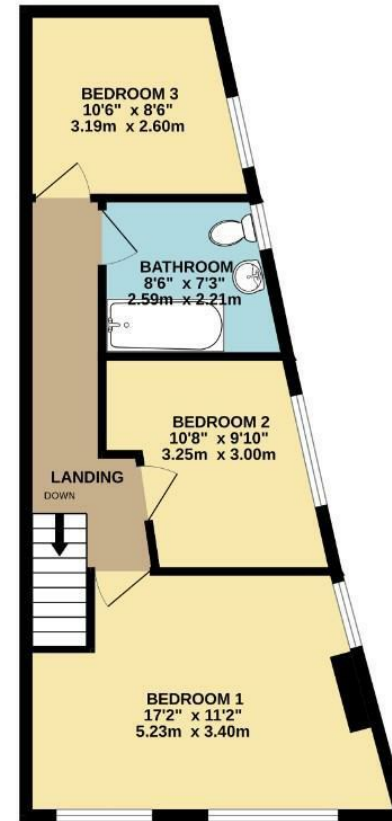
| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>59</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



GROUND FLOOR  
495 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.1 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 mis-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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