



**GASCOIGNE
HALMAN**

IVYGREEN ROAD, CHORLTON

THE AREAS LEADING ESTATE AGENT



IVYGREEN ROAD, CHORLTON

£375,000.00

A period bay fronted terrace property in need of cosmetic updating. Located in a highly sought after residential area in Chorlton Green and only a moments walk from the ever popular Beech Road with its array of bars and restaurants. This property is ideal for any buyer looking to add value or their own stamp immediately and is offered to the market with No Vendor Chain.



Chorlton is proving a popular location due to its excellent transport links with Manchester Airport and the national motorway network along nearby Princess Road. The centre of Chorlton has a wide range of shops that more than cater for everyday shopping requirements. Bars and restaurants here cater for all tastes. Chorlton Water Park running along the River Mersey is also popular with residents as is Chorlton Green. Schools and recreational facilities in the area are also good.



Internally the property comprises of; an entrance hallway, spacious bay fronted living room, large light and airy dining room and a separate fitted kitchen which provides access to the rear garden completes the ground floor.

To the first floor there are three good sized bedrooms with two good sized double bedrooms and a further single. A three piece contemporary bathroom serves all three bedrooms.

Externally the property is located in a highly attractive area with Chorlton Nature Reserve to one end of the road while to the other you are met by Beech Road with its array of bars and restaurants. Offered to the market with No Vendor Chain.

DIRECTIONS

M21 9EX

ENTRANCE HALLWAY

13'5 (4.09m) x 5'3 (1.6m)

LIVING ROOM

12'8 (3.86m) into bay x 14'8 (4.47m)

DINING ROOM

11'11 (3.63m) x 14'7 (4.45m)

KITCHEN

15'0 (4.57m) x 14'6 (4.42m)

BEDROOM 1

13'7 (4.14m) x 17'7 (5.36m)

BEDROOM 2

11'11 (3.63m) x 9'10 (3m)

BEDROOM 3

8'1 (2.46m) x 12'6 (3.81m)

BATHROOM

5'8 (1.73m) x 7'3 (2.21m)



TOTAL FLOOR AREA - 1122 sq.ft. (104.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metagen 12/23

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20 6RN

**GASCOIGNE
HALMAN**