



 4
Bedrooms

 2
Bathrooms





Welcome to this exquisite four-bedroom, two-bathroom and two-reception room residence in the charming and highly sought-after Chorlton Green area of Chorlton-Cum-Hardy. This tastefully decorated house offers a perfect blend of modern amenities and classic charm, providing a warm and inviting atmosphere.

Upon entering, you are greeted by a well-designed living space with two reception rooms, elegantly decorated with a harmonious colour palette and high-quality herringbone flooring throughout. Large windows flood the rooms with natural light, creating a bright and airy ambiance. The thoughtful layout allows for versatile use of the space, providing both formal and casual living/dining areas.

The kitchen features modern integrated appliances, ample storage, and a stylish design that seamlessly integrates with the overall aesthetic of the house. The property boasts three tastefully decorated, generously sized bedrooms and one smaller bedroom. The bathrooms are equally well-appointed and proportioned with contemporary freestanding baths, a walk-in shower, and modern decor.

The property's location in Chorlton Green ensures residents are near local cafés, bars, and restaurants, allowing for convenient access to the vibrant culinary scene that the area is renowned for. Whether you prefer a relaxing coffee in a nearby café or a delightful dinner in one of the charming restaurants, the neighbourhood offers a diverse range of options for every taste.

The exterior of the house is equally impressive, featuring a well-kept, recently renovated garden that offers a private space for outdoor relaxation. The overall curb appeal of the property is enhanced by its newly laid, period style, tiled path, and storm porch.

In summary, this four-bedroom, two-bathroom, two-reception room house in Chorlton-Cum-Hardy is a tastefully decorated haven in the heart of the highly sought-after Chorlton Green neighbourhood. With its thoughtful design, and proximity to local amenities, this property offers a perfect blend of comfort, style, and convenience.

Council Tax B

Utilities EDF

Freehold

EPC- D

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Entrance

Wall-Mounted Radiator, LVT Herringbone Flooring, Wall Panelling, Solidor Composite Door

Reception Room 1 *4.10m x 3.15m*

Double-Glazed Sash Windows, Shutter Blinds, Wall-mounted Radiator, LVT Herringbone Flooring, Integrated Storage and Shelving

Reception Room 2 *3.42m x 3.62m*

Herringbone Floor, Double-Glazed Window, Log Burner, Shelving, Storage Cupboard

Kitchen *3.81m x 2.70m*

Wooden Tongue and Groove Flooring. Wall and Base Units, Solid Oak Countertops, Double-Glazed Window, Integrated Fridge Freezer and Dishwasher, Space for Appliances, Stainless Steel Sink

Cellar

Storage, Mains Power, Lighting, Outside Access Only

Landing

Wall-Mounted Radiator, Carpet, Spotlights, Wall Panelling

Bedroom 1 *4.34m x 3.32m*

Carpet, 2 Double-Glazed Windows, 2 Wall-Mounted Radiator, Spotlights

Bedroom 2 *3.71m x 2.42m*

Carpet, Double-Glazed Window, Wall-Mounted Radiator, Spotlights

Bedroom 3 *1.61m x 2.40m*

Carpet, Double-Glazed Window, Spotlights, Radiator

Bathroom *2.19m x 1.71m*

Tiled Flooring, Fully Tiled Wall, Vanity Sink Unit, Frosted Double-Glazed Window, Toilet, Oval Freestanding Bath, Towel Radiator, Spotlights

Bedroom 4 *2.88m x 5.56m*

Carpet, 2 Velux Skylights, Double-Glazed Window, 2 Wall-Mounted Radiators, Storage Cupboard/Wardrobe, Eaves Storage

Bathroom 2 *2.47m x 4.42m*

Tiled floor, Part Herringbone Tiled Wall, Frosted Double-Glazed Window, Pedestal Sink, Toilet, Walk-in rainfall shower, Oval Freestanding Bath, Towel Radiator

Garden

Courtyard, Hatch Access To Cellar, AstroTurf, Decking



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Ivygreen Road, Manchester, M21 9ET, M21



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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