Asking Price £550,000 Ivygreen Road, Manchester, M21 9ET, M21



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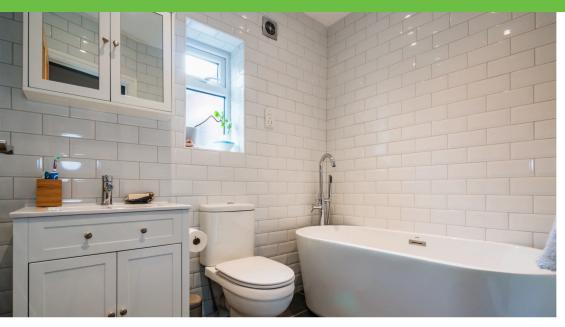








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Welcome to this exquisite four-bedroom, two-bathroom and two-reception room residence in the charming and highly sought-after Chorlton Green area of Chorlton-Cum-Hardy. This tastefully decorated house offers a perfect blend of modern amenities and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

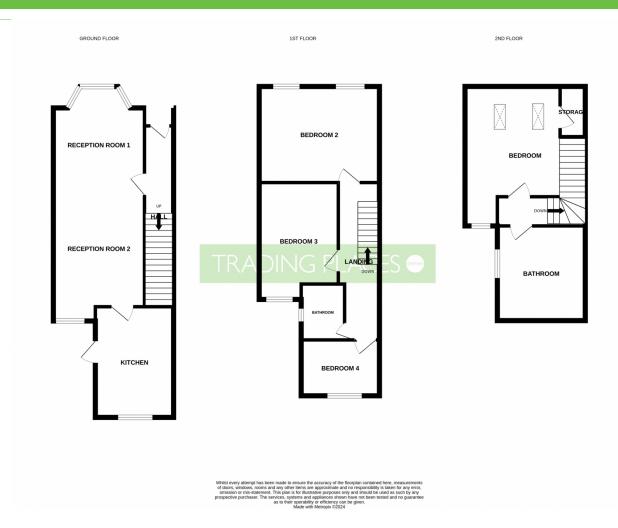
Bathroom 2 2.47m x 4.42m

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

Garden

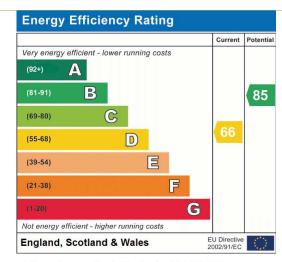
Courtyard, Hatch Access To Cellar, Astroturf, Decking

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