

82 Ivygreen Road, Chorlton Green, Manchester, M21 9EX



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £350,000


 3  1  2  D

VIDEO TOUR AVAILABLE An extended THREE BEDROOM, bay-fronted period, mid terrace property found on the quiet and leafy Ivy Green Road in Chorlton Green. With Chorlton Nature Reserve at the bottom of the road, Brookburn & Chorlton C & E primary schools are all on your doorstep and the cafes and bars of Chorlton Green, are a five-minute walk away on Beech Road. The well-planned accommodation is set over two floors and comprises; vestibule, an entrance hallway leading through to a lounge with a bay window to the front aspect, a dining room to the rear, useful under stairs storage, a kitchen, inner hallway with access out into the rear courtyard and access to a three-piece shower room completes the ground floor. Stairs lead to the first-floor landing that provides access to the three bedrooms and a three-piece family bathroom. Features throughout the property include high ceilings, warmed by gas fired central heating, an enclosed front garden. OFFERED WITH NO VENDOR CHAIN.





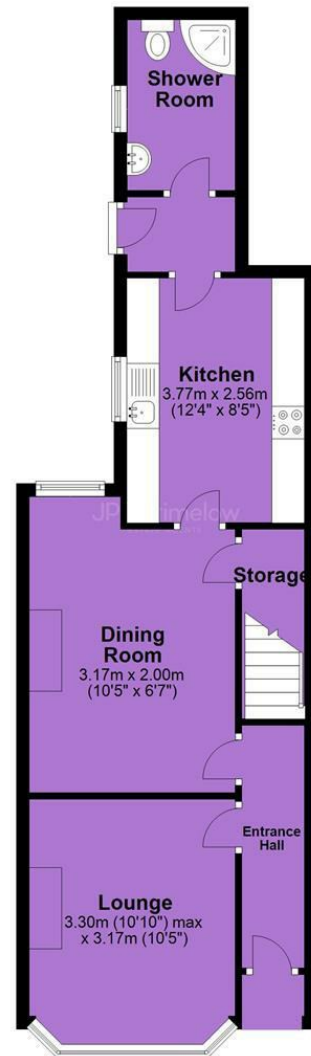
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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