

18 Ivygreen Road, Chorlton Green, Manchester, M21 9ET



JP&Brimelow
ESTATE AGENTS



 4  1  2  C

****VIDEO TOUR AVAILABLE**** A stylishly presented & tastefully extended, FOUR BEDROOMED, semi-detached property positioned in a highly popular tree lined residential area off St Clements Road in the heart of Chorlton Green.

Within easy walking distance to all the independent shops/bars/restaurants on beech Road, close to the River Mersey cycle path, Chorlton Nature Reserve on your doorstep, Chorlton centre amenities and two fantastic primary schools nearby.

The well-planned accommodation is set over two floors and comprises; entrance hall, downstairs W.C, a lounge to the front aspect, an impressive open plan fitted kitchen/breakfast/dining/ family room to the ground floor with access out into the fantastic enclosed lawned garden and a useful utility room.

Whilst to the first floor there is a landing leading to four useful bedrooms and a fitted three-piece white family bathroom.

The property benefits from a block paved driveway to the front aspect providing off road parking for two vehicles, double glazed throughout, an alarm system, warmed by gas fired central heating and a beautifully designed rear enclosed lawned garden with a paved patio area.


Would ideally suit a professional couple or a young family due to its location and local amenities nearby. Early viewing highly recommended.

£495,000





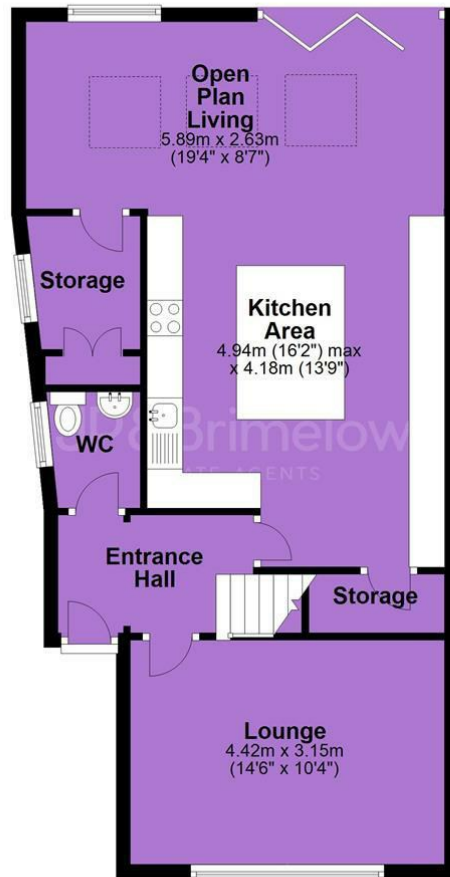
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		72	
(69-80) C			
(55-68) D			
(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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