pearson ferrier

a property for everyone



53 Ivy Graham Close, Manchester, M40 3AX

£135,000

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2 BEDROOM FLAT FOR SALE- IVY GRAHAM CLOSE

Pearson Ferrier are delighted to offer for sale this well-presented two-bedroom apartment, ideally located in Newton Heath with excellent transport links into Manchester City Centre.

Situated on the second floor of this well-maintained development, the property offers spacious and neutrally decorated accommodation throughout, providing a great blank canvas for the new owner to put their own stamp on.

The accommodation briefly comprises a welcoming entrance hallway, a spacious open-plan living/dining area with fitted kitchen, two bedrooms and a family bathroom with shower over bath.

Externally, the property benefits from an allocated parking space within a secure gated area, along with lift access and an intercom entry system.

The location is a real highlight, with Newton Heath Metrolink tram stop just a short walk away, providing easy access into Manchester City Centre in approximately 20 minutes. There are also a range of local shops, supermarkets, schools, amenities and further transport links close by, making this an ideal location for commuters and professionals.

The apartment is in excellent condition and ready to move into, while the neutral decor makes it easy for a new owner to personalise and make the space their own.

An ideal purchase for a first-time buyer, professional or investor looking for a well-connected property close to Manchester City Centre. Early viewing is highly recommended- contact our office to arrange yours today!

EPC Rating: C

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