



*Jordan fishwick*

56 Ivygreen Road, Chorlton Green, M21 9ET

Guide Price £535,000



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Green, Manchester, M21 9ET**  
Guide Price £535,000




### The Property

An immaculate FOUR BEDROOM MID TERRACE PERIOD PROPERTY positioned on a highly sought after road in Chorlton Green. Offered for sale in MOVE-IN READY condition having been tastefully updated throughout with MANY ORIGINAL FEATURES retained this delightful property will prove ideal for a young couple or family. Located only a short stroll from the vibrant scene of Beech Road, all local amenities and transport links in Chorlton Village as well as being within the catchment area for Brookburn Primary School this splendid property is not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, through lounge/dining room with dual aspect windows, original fireplace and herringbone flooring, modern kitchen fitted with integrated appliances. To the first floor are three good sized bedrooms and main bathroom whilst the second floor reveals the main bedroom suite complete with en-suite shower room and full height fitted wardrobes. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and gated path leading to the front door whilst to the rear, a walled courtyard garden features a stone flagged patio area, beds with brick boundaries and steps lead to the cellar chamber providing useful storage space. An internal viewing is most highly recommended.

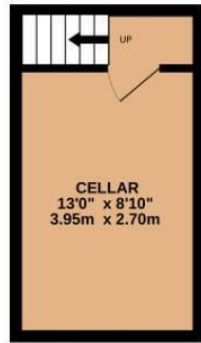
- Immaculate four bedroom, two bathroom mid terrace period property
- Sought after Chorlton Green location
- Move-in ready condition with versatile accommodation over three floors
- Many original features retained
- Catchment area for Brookburn Primary School
- Short stroll from Beech Road, Chorlton Village and Ivy Green
- Ideal for young couple or family
- Cellars providing useful storage space



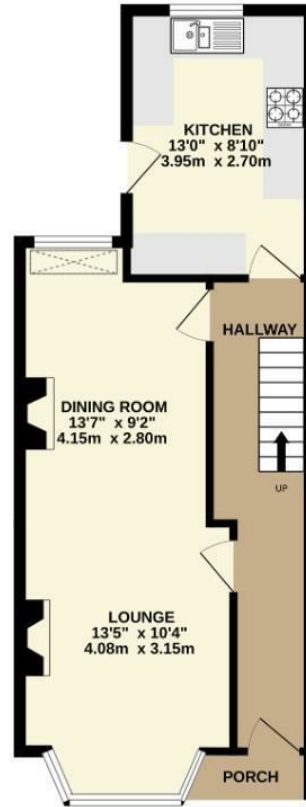
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



BASEMENT  
140 sq.ft. (13.0 sq.m.) approx.



GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR  
237 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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