



111 Ivygreen Road, Chorlton-cum-Hardy, Manchester, M21 9FX
Offers over £439,500



****NO ONWARD CHAIN****

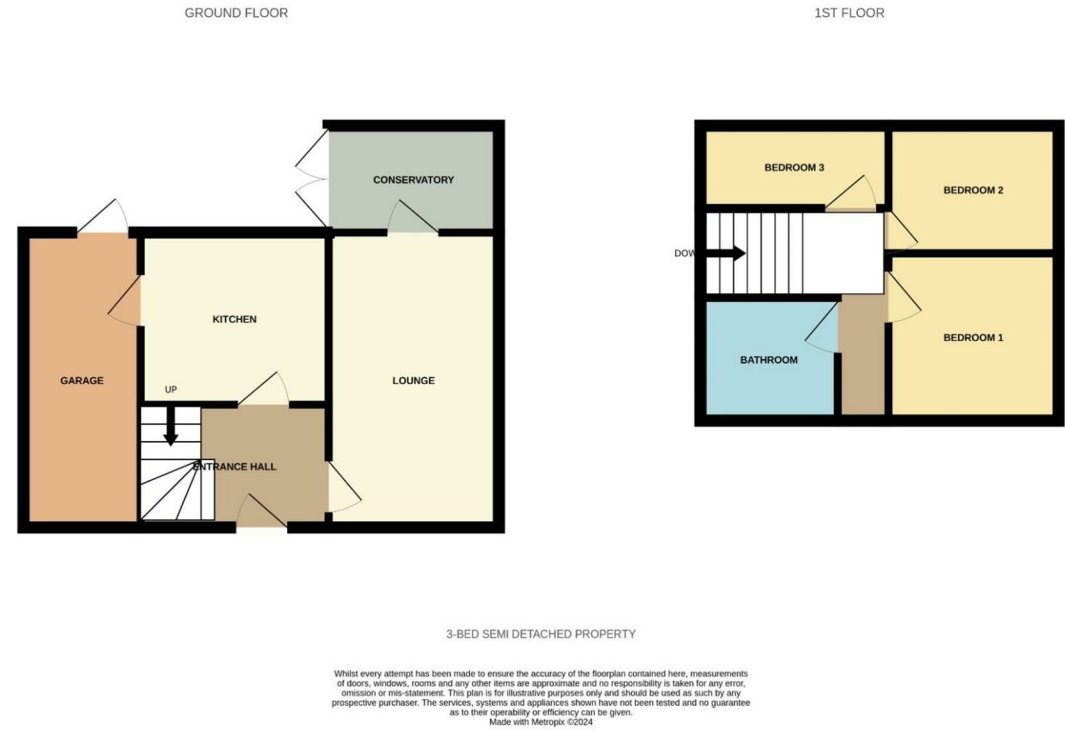
This Well Presented Three Bedroomed Semi-Detached Property is situated in Chorlton, within close proximity to Chorlton Green as well as an Abundance of Shops, Restaurants, Supermarkets and Cafes, as well as Excellent Transport Links into Manchester City Centre nearby.

In brief, the accommodation comprises: Entrance into a Hallway with a Fitted Kitchen directly opposite. To the front is a Generous Reception Room, with a Conservatory to the rear providing additional seating or dining space. There is also a Garage with electricity, with leads out to the rear Garden. Stairs lead from the Hallway to the First Floor Landing and to Two Double Bedrooms, with a Third Large Single bedroom to the rear. There is a Modern Family Bathroom with shower above the bath.

Externally, there is a small open garden to the front, with a Large Lawned Garden with Decking area to the rear. Council Tax Band- B and Freehold. EPC Grade- D.

- No Chain
- Conservatory
- Large Garage with Power
- Third Single Bedroom/ Home Office
- Large Rear Lawned Garden

- Generous Reception Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Off-Road Parking

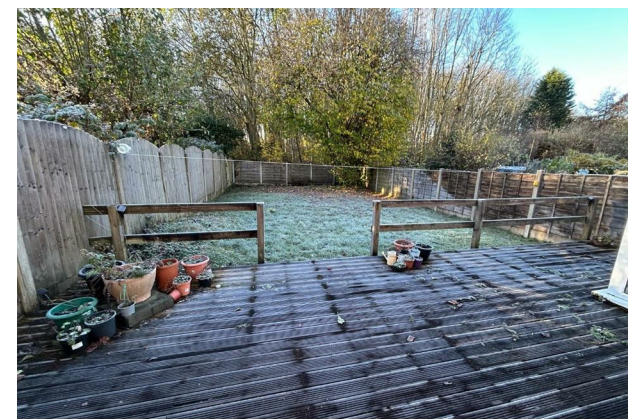


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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



Property ONE Pepper House 1 Pepper Road, Hazel Grove, Stockport, Greater Manchester, SK7 5DP

01615115339

enquiries@property-one.co.uk