



80 Ivygreen Road, Chorlton  
Manchester

£350,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



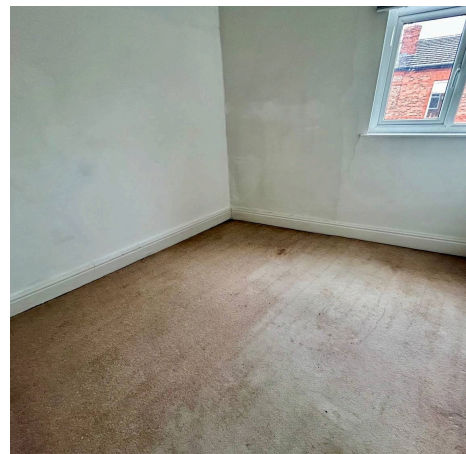
# 80 Ivygreen Road

Chorlton, Manchester

Council Tax band: B

Tenure: Freehold

- A Spacious Three Bedroom End Terrace Property
- Bay Fronted Living Room, Large Dining Room and Fitted Kitchen
- Three Good Sized Bedrooms and a Three Piece Bathroom Suite
- Located in a Highly Desirable Area and Only Moments from Beech Road
- Enclosed Rear Courtyard Garden
- Offered to the Market with No Vendor Chain



# 80 Ivygreen Road

Chorlton, Manchester

This spacious three bedroom end terrace property presents an excellent opportunity to acquire a well-proportioned home in a highly desirable location, just moments from the vibrant amenities of Beech Road.

Upon entering, you are welcomed by a bright bay fronted living room that offers dual aspect windows. The large dining room provides ample space for family meals and gatherings, leading to the fitted kitchen which provides access to the rear garden.

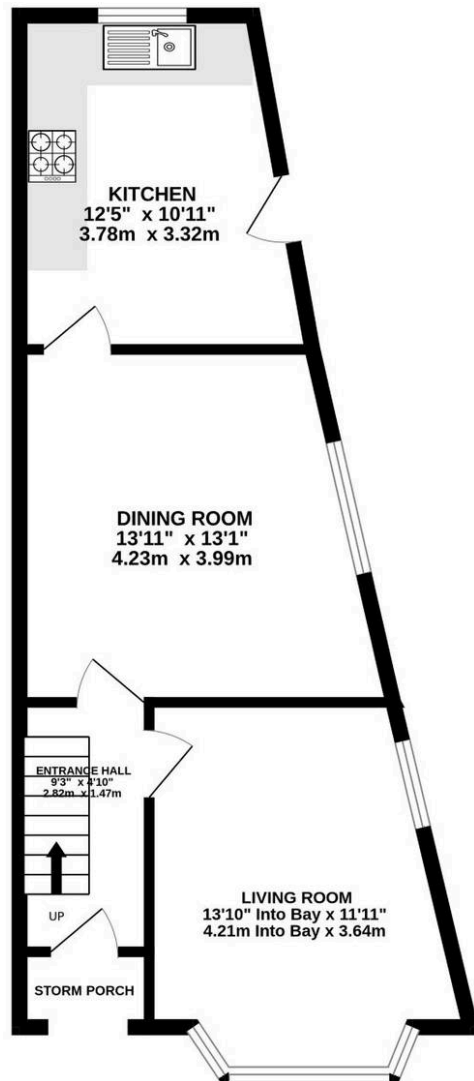
Upstairs, the property boasts three good sized bedrooms, The three piece bathroom suite is well appointed.

The property benefits from a traditional layout, with high ceilings and generous room proportions throughout. Offered to the market with no vendor chain,

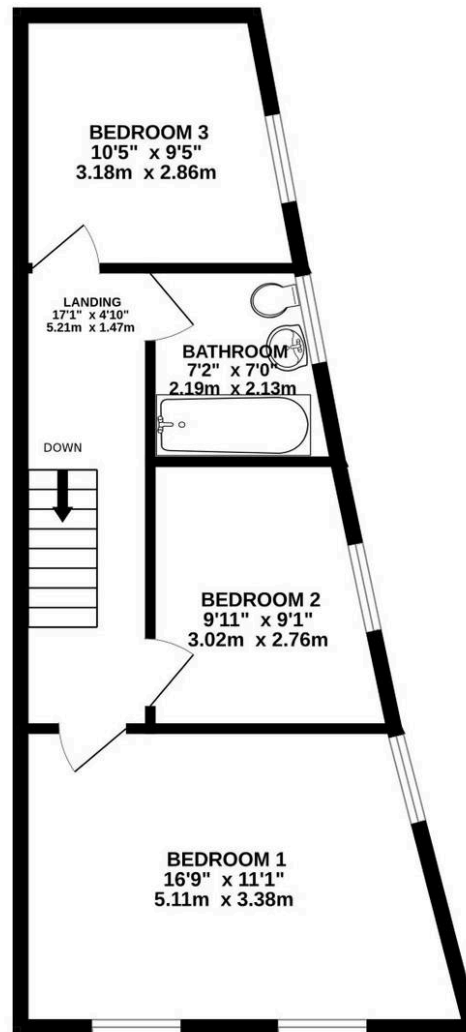
Chorlton is proving a popular location due to its excellent transport links with Manchester Airport and the national motorway network along nearby Princess Road. The centre of Chorlton has a wide range of shops that more than cater for everyday shopping requirements. Bars and restaurants here cater for all tastes. Chorlton Water Park running along the River Mersey is also popular with residents as is Chorlton Green. Schools and recreational facilities in the area are also good.



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.3 sq.m.) approx.





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