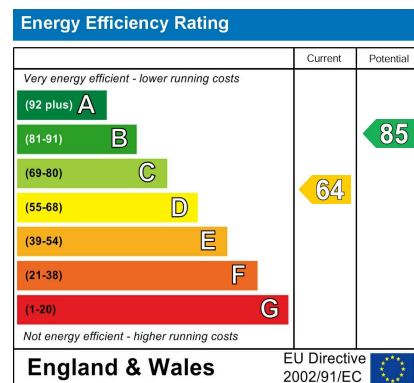
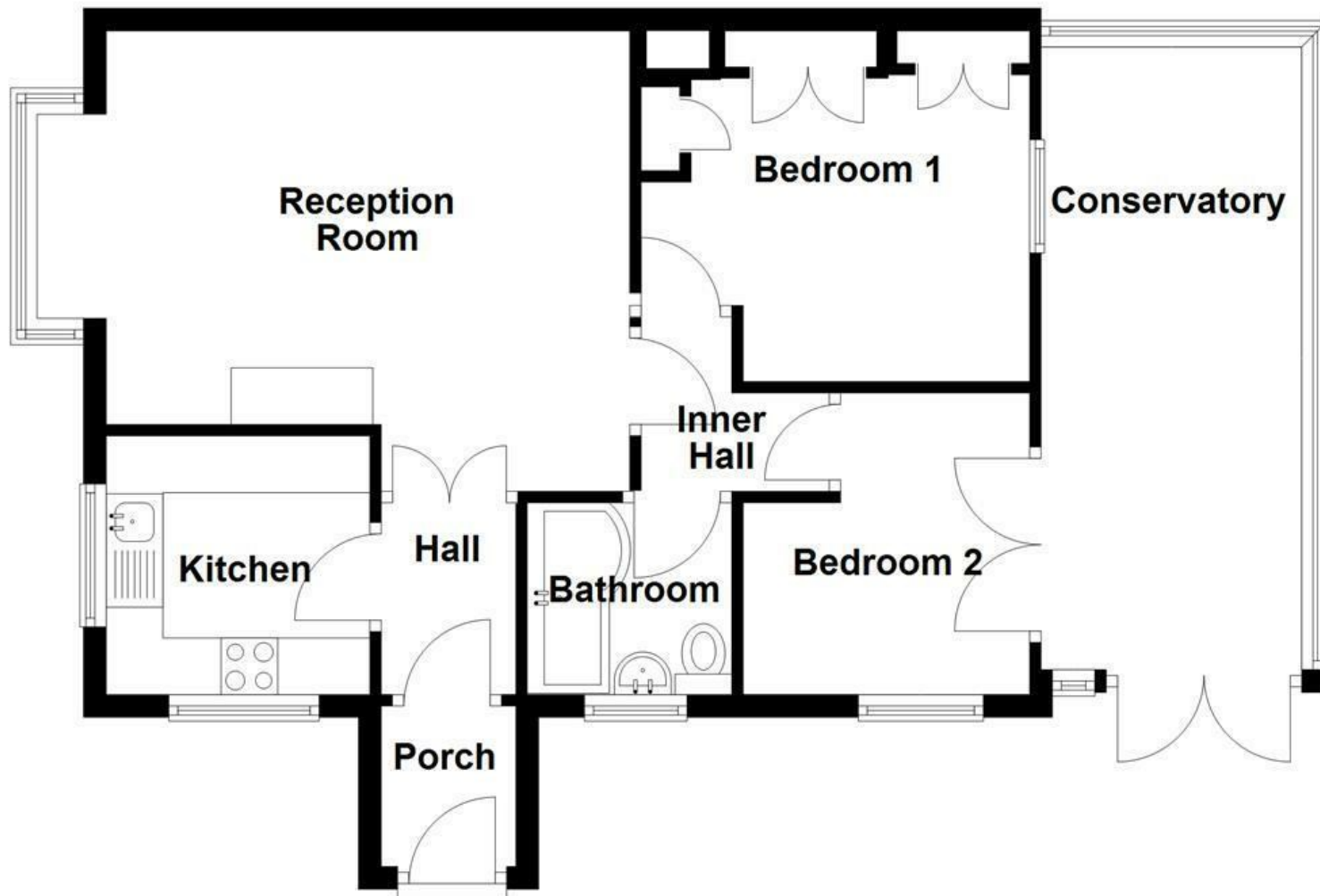


Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Clifton House Road, Swinton, M27 6WP

Offers Over £230,000

SPACIOUS SINGLE STORY LIVING

Nestled on the tranquil Clifton House Road in Swinton, Manchester, this charming single-storey house offers a perfect blend of comfort and convenience. The property is situated on a quiet road, ensuring a peaceful living environment, ideal for those seeking a serene retreat from the hustle and bustle of everyday life.

As you step inside, you will be greeted by a spacious interior that is designed for easy living. The layout maximises space, providing ample room for relaxation and entertaining. The generous plot extends beyond the walls of the home, offering delightful outdoor areas that are perfect for gardening, outdoor dining, or simply enjoying the fresh air.

One of the standout features of this property is its proximity to a local country park, which is just a short stroll away. This provides an excellent opportunity for leisurely walks, picnics, or enjoying the beauty of nature right on your doorstep.

Whether you are a first-time buyer, a downsizer, or looking for a family home, this property presents a wonderful opportunity to enjoy spacious living in a peaceful setting. With its ideal location and generous living space, this house is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful home your own.

Clifton House Road, Swinton, M27 6WP

Offers Over £230,000

 **2**  **1**  **1**  **D**

- Semi Detached Bungalow
- Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Two Bedrooms
- Three Piece Bathroom
- Freehold
- Spacious Reception Room
- Front And Rear Gardens
- Council Tax Band: C

Ground Floor

Porch

5'5 x 5'5 (1.65m x 1.65m)

UPVC entrance door, two UPVC double glazed windows, tiled floor and door to hall.

Hall

4'8 x 4' (1.42m x 1.22m)

Central heating radiator and doors to reception room and kitchen.

Kitchen

7'8 x 7'6 (2.34m x 2.29m)

Two UPVC double glazed leaded windows, gloss wall and base units, laminate worktops, integrated double oven, four burner gas hob, tiled splash back, stainless sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer and wood effect laminate flooring.

Reception Room

15'2 x 11'5 (4.62m x 3.48m)

UPVC double glazed leaded box bay window, central heating radiator, two feature wall lights, gas fire, granite effect hearth and surround, decorative mantle, TV point and door to further hall.

Further Hall

3' x 2' (0.91m x 0.61m)

Doors to two bedrooms and bathroom.

Bedroom One

11'3 x 11' (3.43m x 3.35m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

8'9 x 8'4 (2.67m x 2.54m)

UPVC double glazed leaded window, central heating radiator, feature wall light and UPVC French doors to conservatory

Conservatory

18'1 x 7'7 (5.51m x 2.31m)

UPVC double glazed windows, central heating radiator, spotlights, feature wall light, tiled floor and UPVC double glazed French doors to side.

Bathroom

5'11 x 5'7 (1.80m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, P shaped panel bath with mixer tap and direct feed shower over, tiled elevation and tiled floor.

External

Front

Paved drive and stone chips.

Rear

Stone chips, bedding area, raised paved patio and timber shed.

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