



CHRIS MACSWEENEY POWERED BY **exp** TM UK

@ chris.macsweeney@exp.uk.com

chrismacsweeney.exp.uk.com

☎ 07468 48 88 18

New Road, Clifton

£415,000

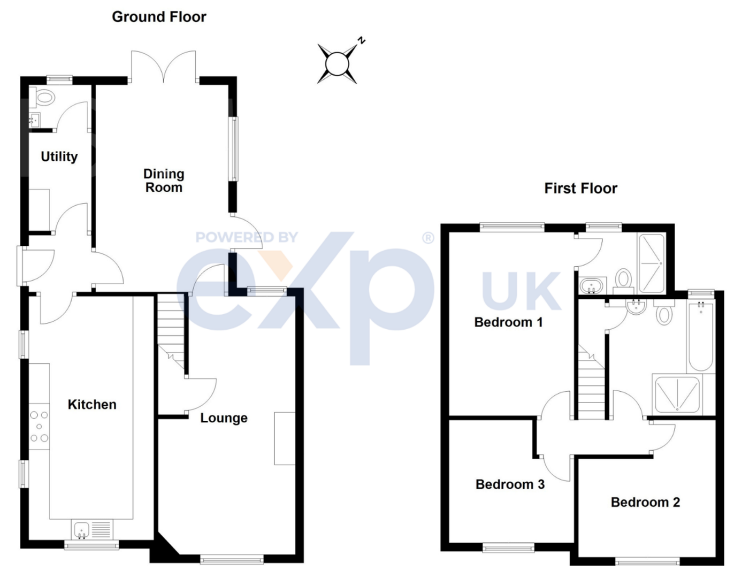
🛏 3 🍴 2 🚗 2

- Beautifully Presented Character Home in a Rural Location
- Lounge With Log Burning Stove
- Utility and Cloakroom With Separate WC
- Four Piece Bathroom with Separate Bath and Shower
- Field Views to the Front
- Bespoke, Solid Wood Kitchen with Range Cooker and Appliances
- Large Separate Dining Room
- Three Good Sized Bedrooms With Ensuite to Master
- West facing 80ft (24.38m) Rear Garden
- Quote Reference CM0245



RURAL LOCATION. Positioned on the outskirts of the village of Clifton, this terrific character home is at the end of a terrace of cottages built in 1868. The property has since been extended and provides accommodation to nearly 1200 square feet, enjoying field views to the front. Internally, this superb home has been maintained to a high standard and provides accommodation to include a large and bespoke built, solid wood kitchen with granite work tops, range cooker and integral appliances, a utility and cloak room with a separate WC, a big dining room with doors to the garden and a lounge with wood burning stove. Upstairs is an excellent four piece bathroom with separate bath and shower and three good sized bedrooms with an updated ensuite shower to the master. Outside is an 80ft (24.38m) rear garden incorporating a large summerhouse. Must be viewed!





Total area: approx. 108.6 sq. metres (1169.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		