



270 Manchester Road, Clifton
£350,000

Miller Metcalfe
Every step of the way

270 Manchester Road

Clifton, Manchester

* Internal Viewing A Must - Stunning Extended Period Semi-Detached Home With Exceptionally Well Proportioned and Highly Versatile Family Friendly Living Space, Generous Private Gardens, Ample Driveway Parking with Carport and Garage, Situated within a Much Sought After and Highly Convenient Location within Easy Access to Manchester City Centre, Early Viewing Strongly Advised *

Situated within the much sought after area of Clifton in Swinton, this wonderful period semi-detached home has been significantly extended to both the ground and first floors, offering exceptionally well-proportioned and flexible living space that is ideally suited to modern lifestyles, all finished to the highest of standards throughout that must be seen in person to be fully appreciated. The accommodation comprises an inviting hallway, superb open plan living room with feature fireplace and a separate dining area which is open plan to a wonderful modern fitted kitchen with integrated appliances to the ground floor. On the first floor a landing, four good sized bedrooms plus a modern three piece shower room can be found which completes the internal living space. Outside the property is garden fronted with a driveway, car port and detached garage offering ample parking. The beautiful rear garden is private, tastefully landscaped and offering excellent space for relaxing, children's play and al-fresco entertaining.

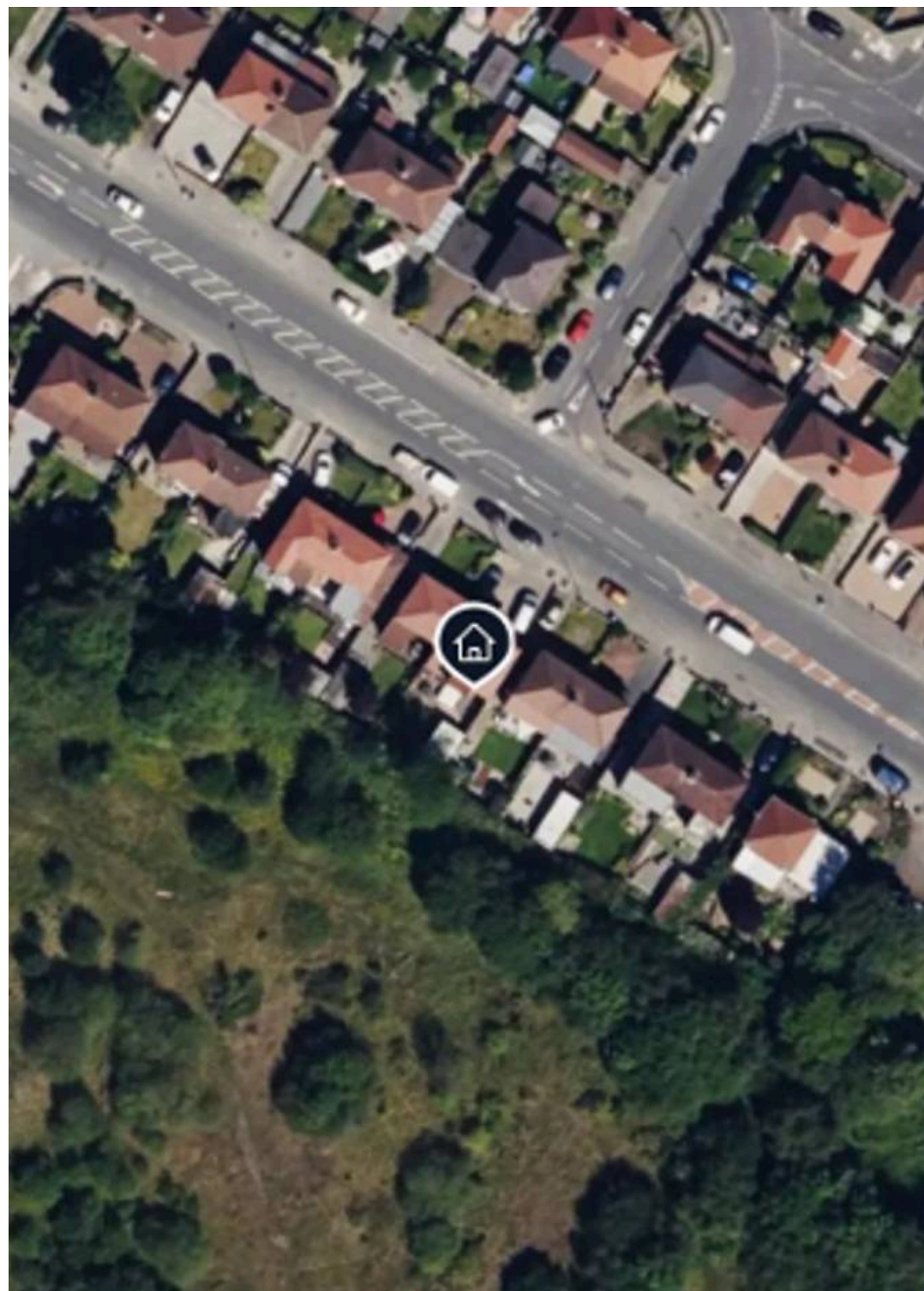
The location is within easy access to the many shops and amenities Swinton and the surrounding areas have to offer, also being well placed for well renowned public and private schooling and also ideal for access to major transport links making it ideal for those looking to commute into Manchester City Centre, Salford Quays and across the North West. Rarely do homes of this type, size and quality remain on the market for long, especially at such an attractive price. As such, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

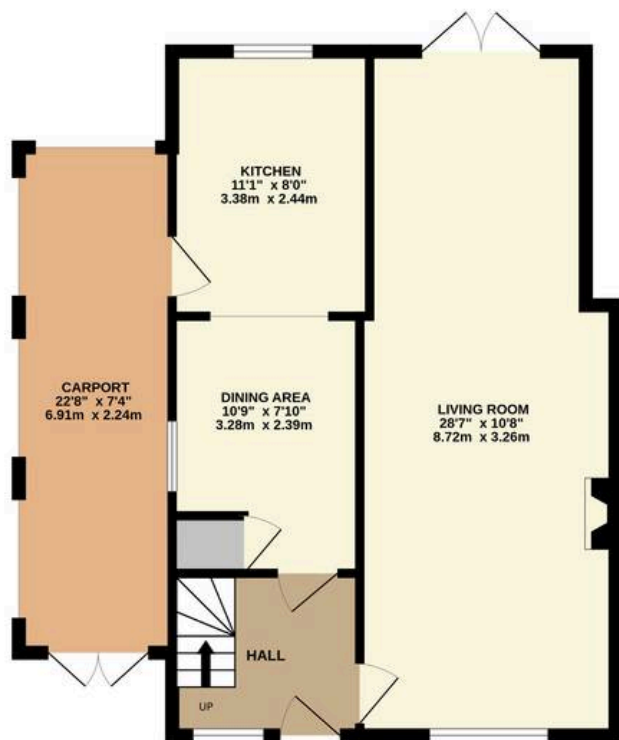




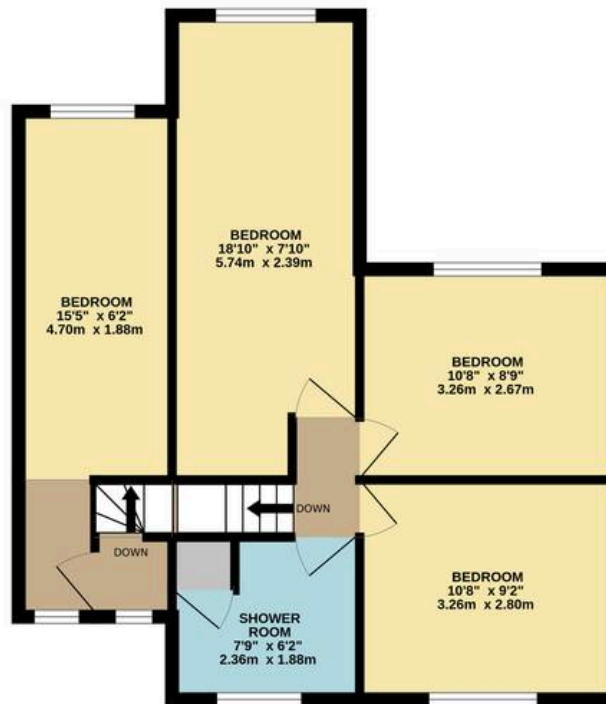




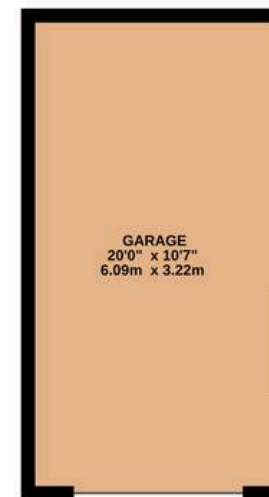
GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



2ND FLOOR
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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