



1 Roving Bridge Rise, Clifton

Manchester



In Excess of £400,000

# 1 Roving Bridge Rise

Clifton, Manchester

\* BEAUTIFULLY PRESENTED THROUGHOUT \* Located on the DESIRABLE AGECROFT HALL DEVELOPMENT, this FABULOUS DETACHED FAMILY HOME features 4 GENEROUS BEDROOMS, an EN-SUITE, and family bathroom to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an entrance hallway, W.C, lounge, SEPARATE DINING ROOM, fitted modern kitchen, and UTILITY ROOM. UPVC DOUBLE GLAZED & 'COMBI' GAS CENTRAL HEATED, the property also benefits from a GARAGE & OFF-ROAD PARKING along with WELL-MAINTAINED GARDENS with lawn, planted borders, and decked & paved seating areas. Ideally located close to many local amenities & excellent transport links, COULD THIS FANTASTIC HOME BE THE PERFECT ONE FOR YOUR FAMILY? CALL US NOW TO BOOK A VIEWING!

Council Tax band: E

Tenure: Freehold

- BEAUTIFULLY PRESENTED MODERN DETACHED FAMILY HOME
- 4 GENEROUS BEDROOMS
- 3 BATHROOMS INCLUDING EN-SUITE, FAMILY BATHROOM, AND DOWNSTAIRS W.C
- 2 RECEPTION ROOMS
- WELL MAINTAINED GARDENS TO THE FRONT, SIDE & REAR
- DETACHED GARAGE & OFF-ROAD PARKING
- MODERN KITCHEN & UTILITY ROOM
- FREEHOLD PROPERTY
- LOCATED ON THE DESIRABLE AGECROFT HALL DEVELOPMENT CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS



HILLS



**Reception 2**

Dimensions: 9' 7" x 9' 4" (2.92m x 2.84m).

**Hallway**

Dimensions: 12' 2" x 9' 0" (3.71m x 2.74m).

**Bedroom 1**

Dimensions: 11' 7" x 11' 4" (3.53m x 3.45m).

**Bedroom 4**

Dimensions: 10' 1" x 7' 6" (3.07m x 2.28m).

**Bathroom**

Dimensions: 8' 7" x 6' 6" (2.61m x 1.98m).

**Externally**

To the front a well maintained garden, garage, and off-road parking for multiple cars. To the rear & side a well-maintained garden with lawn, mature planted borders, paved & decked seating areas, and gated side access.

**Bedroom 2**

Dimensions: 11' 4" x 9' 5" (3.45m x 2.87m).

**Utility Room**

Dimensions: 6' 2" x 5' 0" (1.88m x 1.52m).

**Reception 1**

Dimensions: 19' 6" x 11' 2" (5.94m x 3.40m).

**Bedroom 3**

Dimensions: 9' 8" x 8' 0" (2.94m x 2.44m).

**Kitchen**

Dimensions: 11' 8" x 9' 5" (3.55m x 2.87m).

**En-suite**

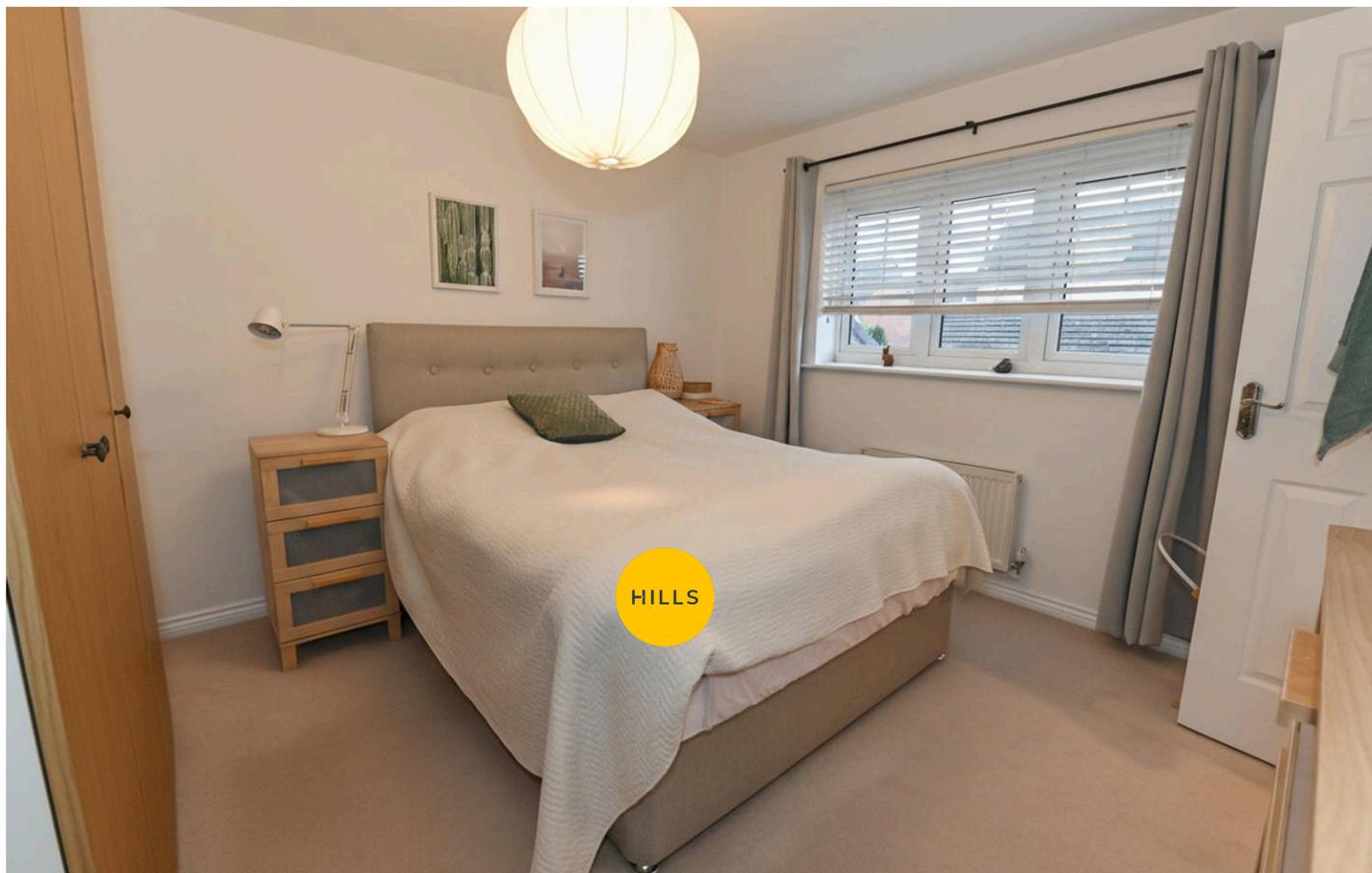
Dimensions: 7' 0" x 4' 9" (2.13m x 1.45m).

**First Floor Landing**

Dimensions: 12' 3" x 9' 6" (3.73m x 2.89m).

**W.C**

Dimensions: 5' 3" x 3' 2" (1.60m x 0.96m).





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