



16 Queensway, Clifton
£200,000

Miller Metcalfe
Every step of the way

16 Queensway

Clifton, Manchester

* No Chain - Early Viewing Strongly Advised *

Modern Family Home With Well Proportioned Living Space Over Three Floors, Private Gardens and Driveway Parking, Situated within a Popular Residential Location. Internal Viewing Essential to Fully Appreciate.

Situated upon a modern development of similar homes and within a popular and highly convenient setting, this home offers well-proportioned living space over three floors that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated. The accommodation comprises an inviting entrance hall, cloakroom/wc, superb open plan living/dining room, modern fitted kitchen with integrated appliances to the ground floor. On the first floor a landing, two good sized double bedrooms and a three piece principle bathroom can be appreciated. The entire top floor encompasses the Master Suite which comprises a large master bedroom with its own three piece en-suite shower room and completes the internal living space.

Outside the property is garden fronted whilst the garden offers 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 has to offer and is well placed for well renowned public and private schooling. It is 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.

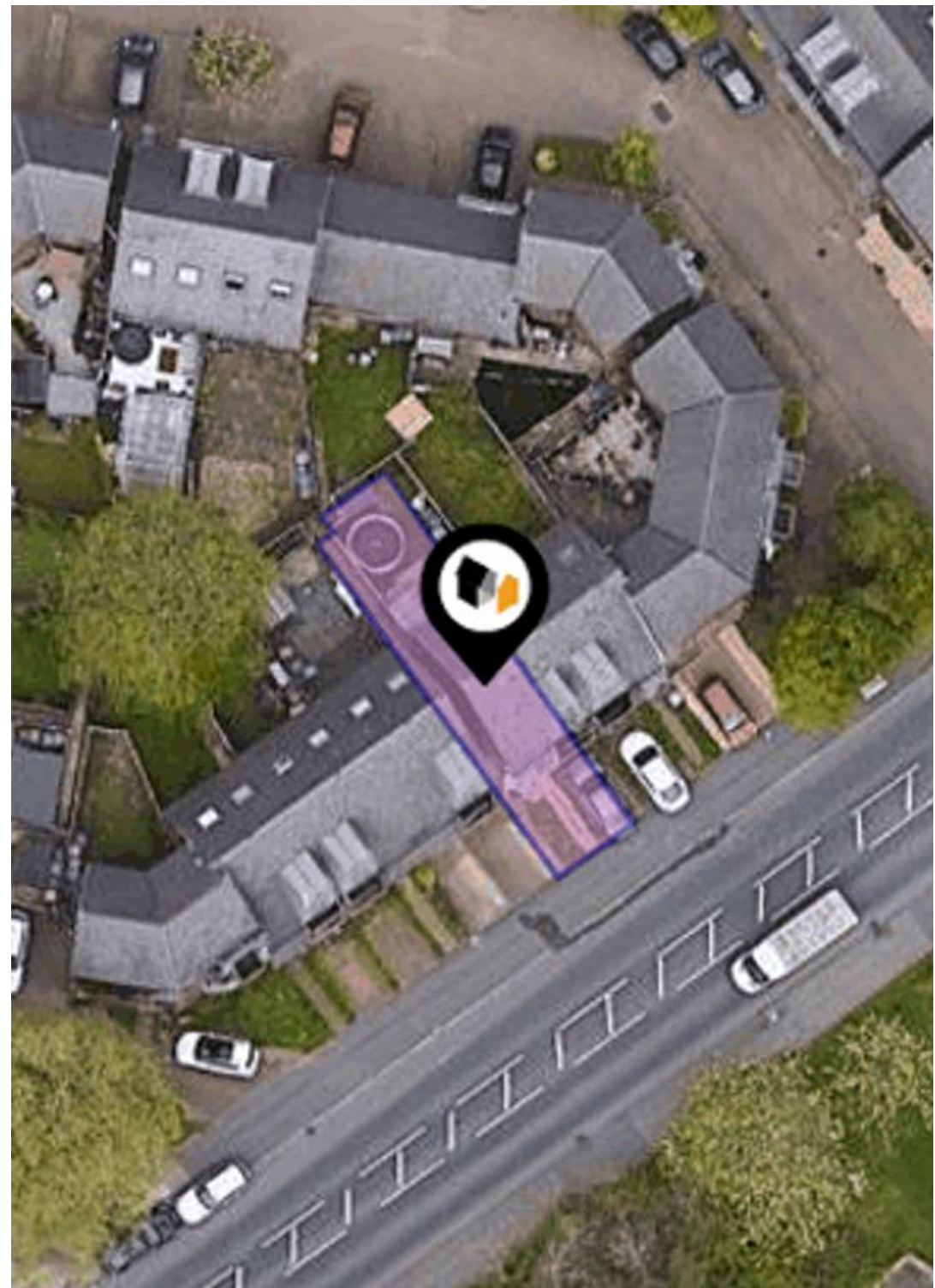
Rarely do homes of this type remain on the market for long, especially with the added benefit of No Chain involved. As such, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







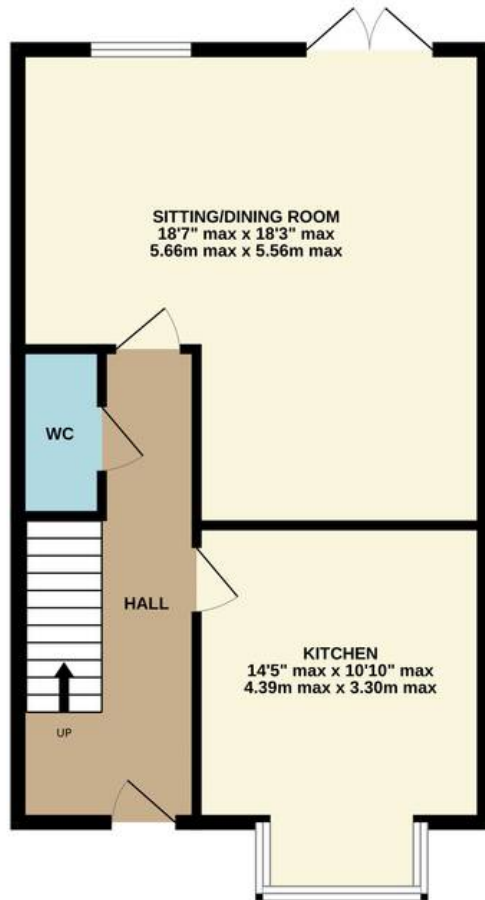


Energy Efficiency Rating

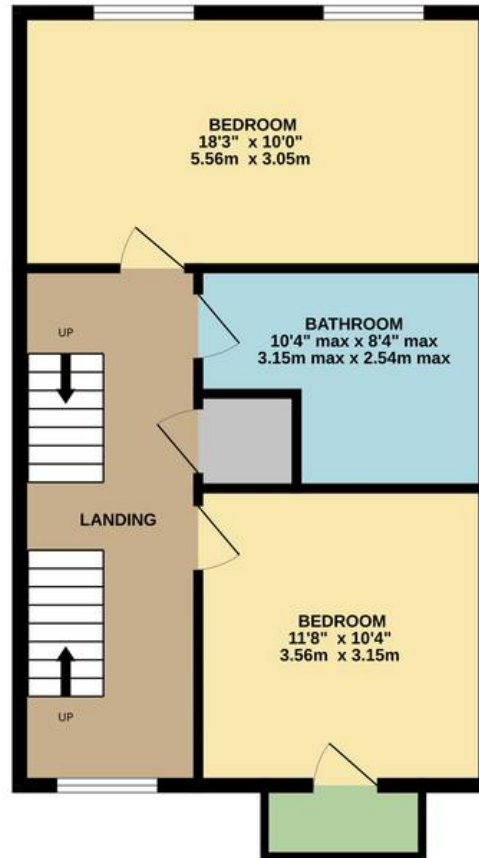
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



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



2ND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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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