



Westbourne Avenue
Clifton

Miller Metcalfe
Every step of the way

Westbourne Avenue

Clifton

Semi Detached



3



2

EPC Rating - C

*** Simply Must Be Viewed Internally - Stunning Extended Semi-Detached Home With Views Over Clifton Country Park, Well Presented Throughout with Versatile Accommodation Over Two Floors, Generous Breath-Taking Private Landscaped Gardens and Ample Driveway Parking, Situated Within a Popular Highly Convenient Cul-de-Sac Location Close to the Stunning Clifton Country Park, Early Viewing Strongly Advised to Avoid Disappointment ***

This stunning home offers exceptionally well-proportioned and highly versatile living space over two floors, accompanied with generous private outdoor space that must be seen in person to be fully appreciated.

The flexible accommodation comprises an entrance lobby, superb open plan lounge, separate dining room, modern fitted kitchen with integrated appliances, splendid master bedroom with extensive fitted wardrobes and a wonderful three piece bathroom/wc to the ground floor. On the first floor a landing, two good sized double bedrooms (master with an en-suite) can be found which completes the internal living space.

Outside the property is garden fronted with an extensive drive providing ample off road parking for several vehicles. There is a large outdoor store room (formally a garage) plus an additional utility room. The gardens to the rear are a joy to behold, being generous in size, private, not directly overlooked, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to many local shops and amenities Swinton has to offer and is well placed for renowned primary and secondary schooling. It is also within close proximity to the stunning Clifton Country Park which offers breath-taking country walks and idyllic scenery practically on the door step. As a contrast, it is also ideal for access to major transport links making it ideal for those looking to commute into Manchester City Centre and across the North West.

Rarely do homes of this type remain on the market for long. As such, an early internal viewing is strongly advised to avoid disappointment.





• TENURE
To Be Confirmed

• GROUND RENT/SERVICE CHARGE
To Be Confirmed

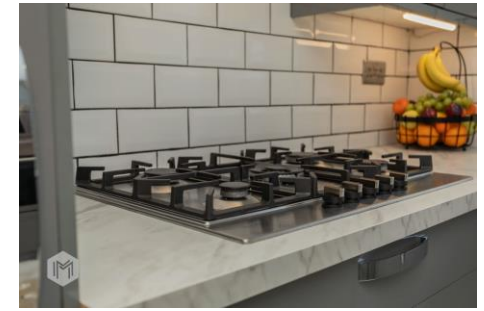
• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band B - £1,907 Per Year

• FLOOD RISK
Very Low

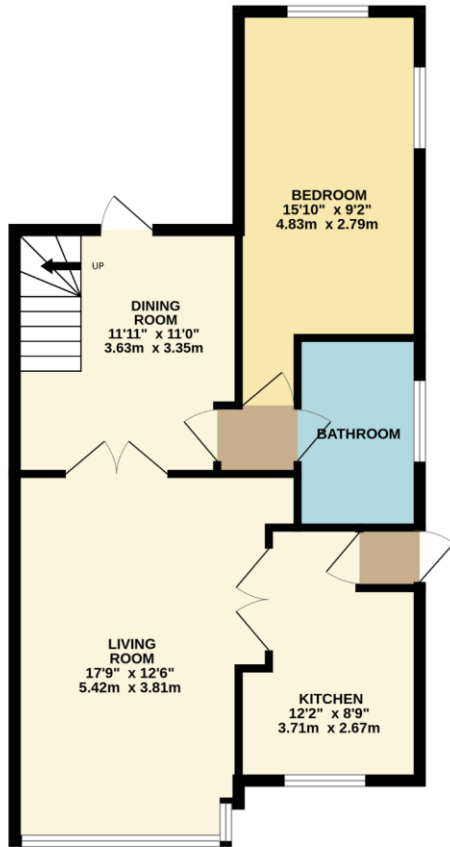
• BROADBAND
Basic - 4 Mbps
Superfast - 69 Mbps
Ultrafast - 1,800 Mbps

• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin -Yes

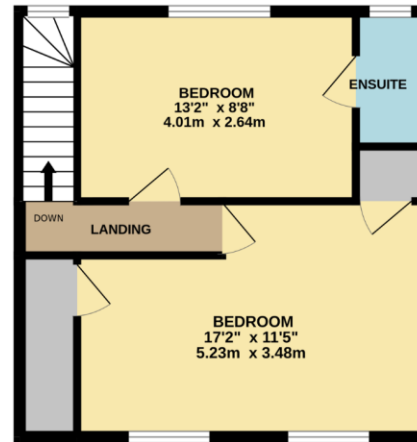




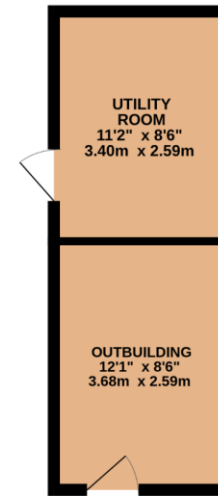
GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



OUTSIDE
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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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