



52 Clifton Drive, Wardley

Offers Over £325,000

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Every step of the way

52 Clifton Drive

Wardley, Manchester

* Internal Viewing a Must - Stunning Two Bedroomed Detached Home With Exceptionally Well Proportioned and Highly Versatile Living Space Over Two Floors (with a Double Bedroom on Both Floors), Beautifully Presented Throughout with Splendid Private Landscaped Gardens, Ample Driveway Parking And Situated within a Much Sought After and Convenient Residential Location, Early Viewing Strongly Advised to Avoid Disappointment *

Situated in a popular and highly convenient setting within the much sought after area of Wardley in Swinton, this wonderful individual detached home has exceptionally well proportioned living space on both the ground and first floors that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

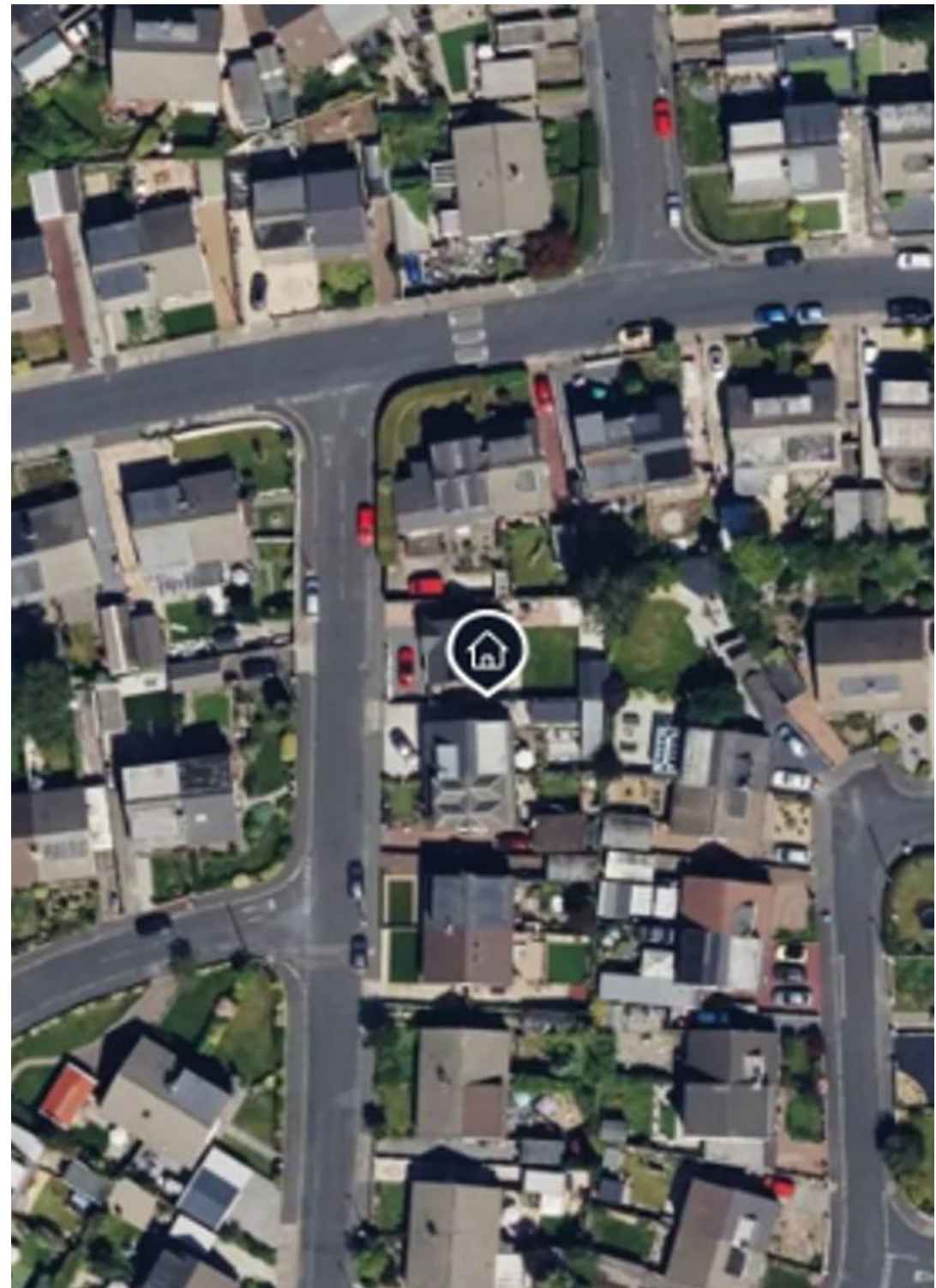
The generous accommodation comprises an inviting entrance hallway, superb lounge with log burning stove, a modern fitted dining kitchen with integrated appliances and granite work surfaces, a superb double bedroom and a modern two piece utility room/wc to the ground floor. On the first floor a sizable landing area with study area, a splendid master bedroom with fitted air conditioning and a fabulous four piece principle bathroom can be found which completes the internal living space. Outside the property is a garden fronted with a generous driveway offering ample parking, along with a EV charging point. The over average sized rear garden is a joy to behold, being landscaped, private and not overlooked, offering excellent space for relaxing, children's play and al-fresco entertaining. There is also a wonderful garden pod which provides yet m,ore useful space, ideal for a home office/therapy room or play space. Further features include a Google Nest home CCTV camera, additional door bell camera and a smartphone controlled thermostat.

The location is within easy access to the many shops and amenities Swinton and the surrounding areas have to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links including Moorside Railway Station which is only a short walk away, 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. As such, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: C

Tenure: Leasehold



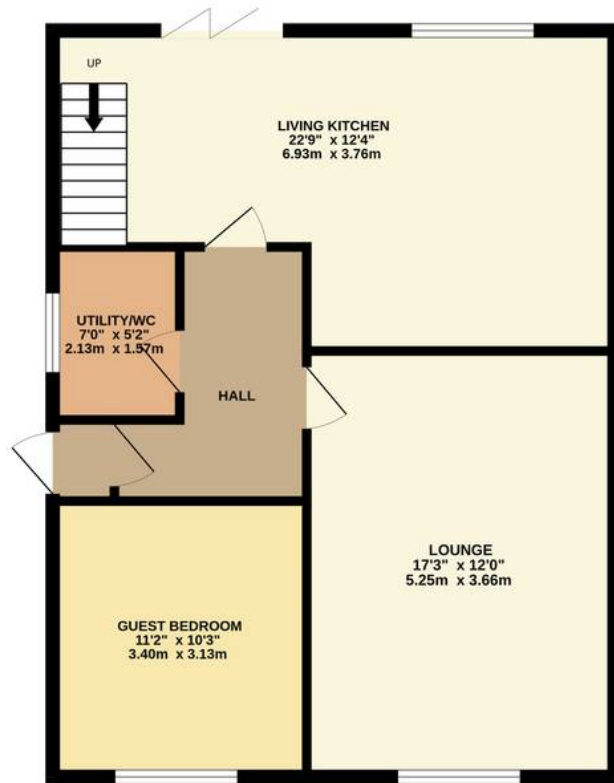




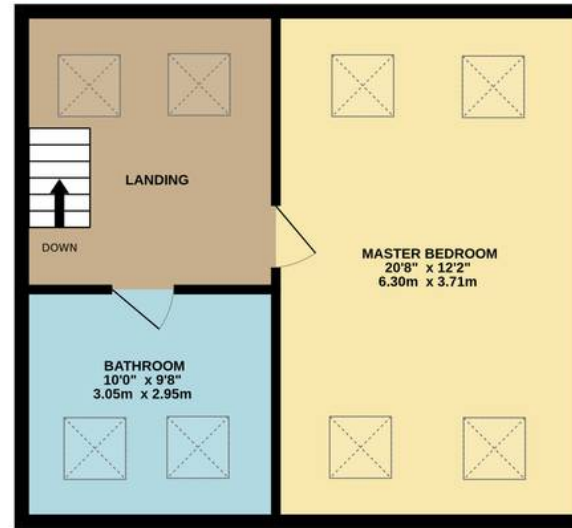




GROUND FLOOR
687 sq ft. (63.8 sq.m.) approx.



1ST FLOOR
470 sq ft. (43.7 sq.m.) approx.



2ND FLOOR
40 sq ft. (3.8 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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