



367 Manchester Road, Clifton

Miller Metcalfe
Every step of the way

367 Manchester Road

Clifton, Manchester

* No Chain Involved - Early Internal Viewing Strongly Recommended *

Wonderful, Over Average Sized Semi-Detached Home With Superb Living Space, Splendid Private Gardens, Driveway Parking and Garage, Spectacular Views to the Rear Towards Clifton Country Park and to the Front Over Clifton Cricket Club, Early Viewing Strongly Advised

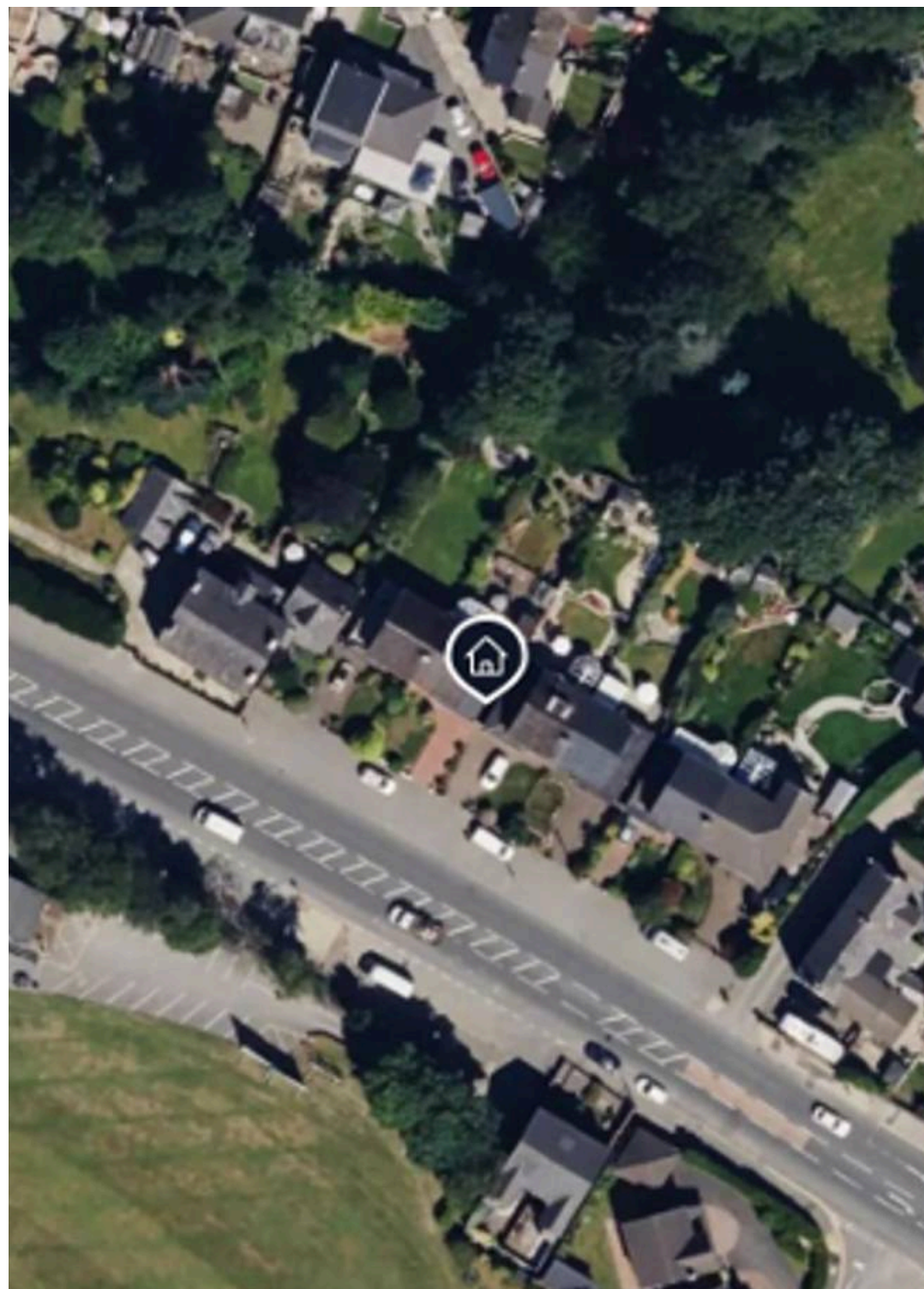
Situated within the much sought after area of Clifton in Swinton, Manchester, this fabulous semi-detached home is over average in size, offering exceptionally well-proportioned and versatile living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated. The sizable accommodation comprises an inviting hallway, cloakroom/wc, superb lounge with feature fireplace, a further sitting/dining room, a substantial conservatory and a modern fitted kitchen to the ground floor. On the first floor a landing, three good sized bedrooms, a splendid three piece shower room/wc completes the internal living space.

Outside the property is situated opposite Clifton Cricket Club , being garden fronted with a driveway and generous garage providing ample off road parking for several vehicles. The splendid rear garden is mature, well maintained and private, appreciating views towards Clifton Country Park and offers excellent space for relaxing, children's play and al-fresco entertaining. The property also offers excellent potential for further extension/development if required (subject to relevant building/planning consent)

The location of the property 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 and across the North West, yet is within easy access to the nearby Clifton Country Park that offers wonderful wide open spaces ideal for family's, walking and leisure activities. 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: D

Tenure: Leasehold



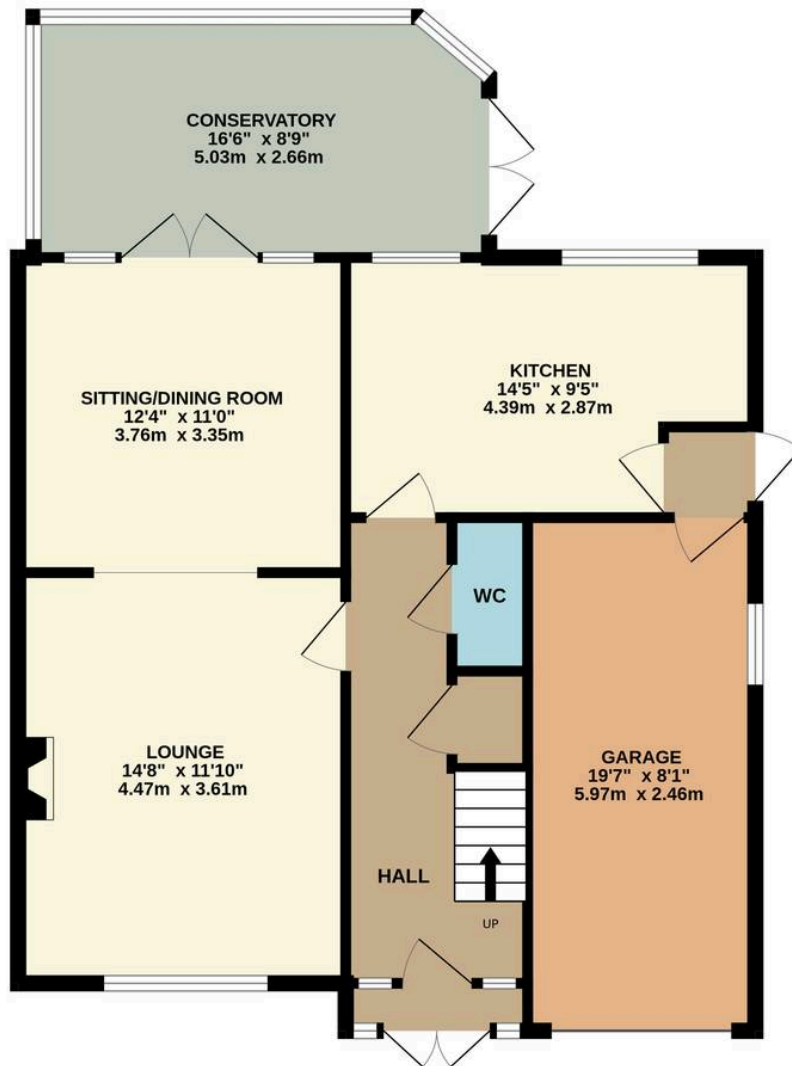




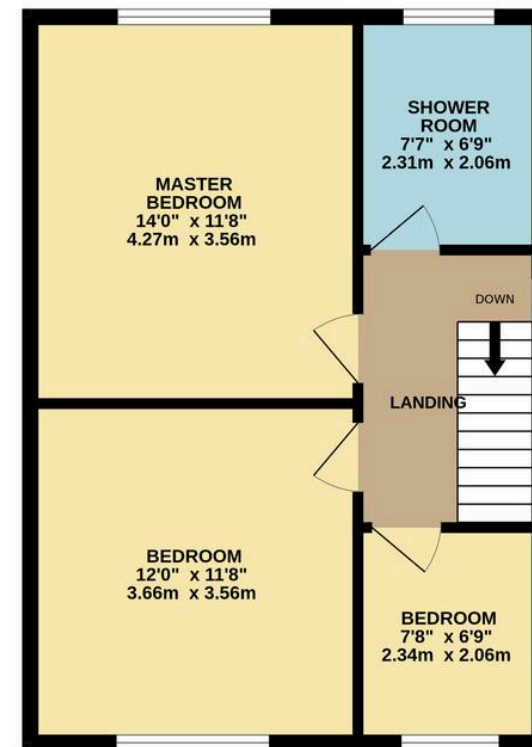




GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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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