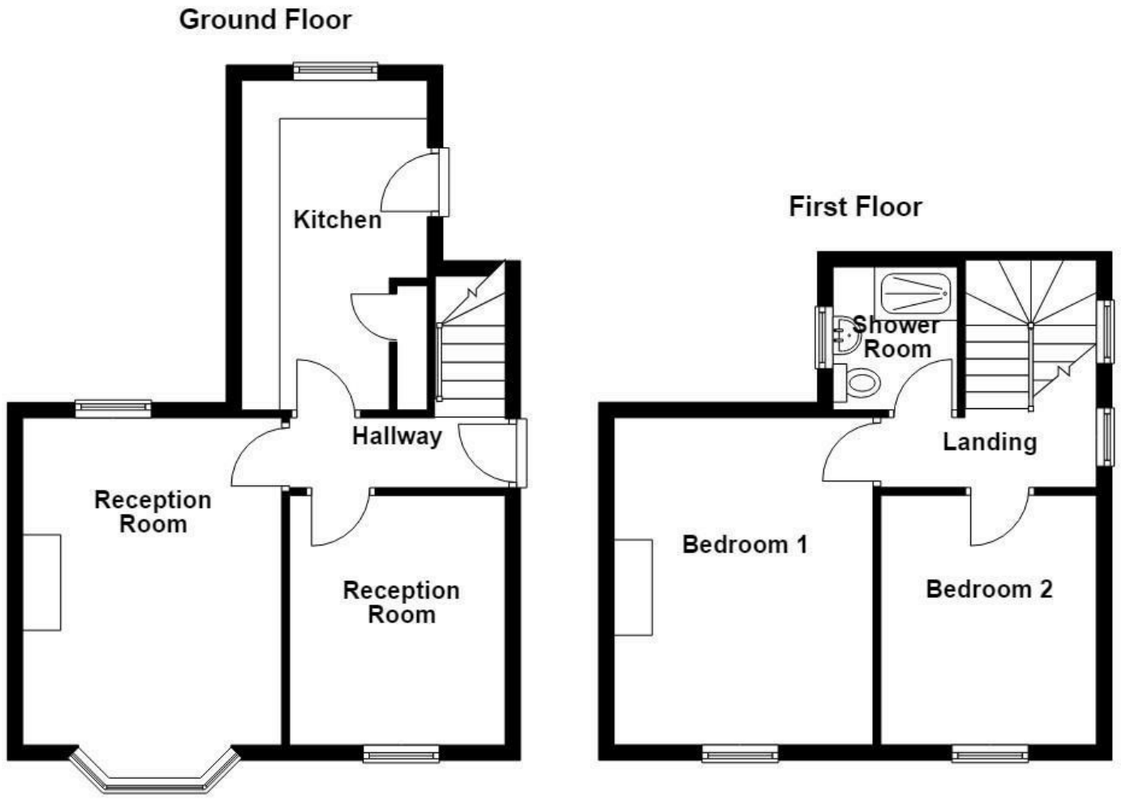
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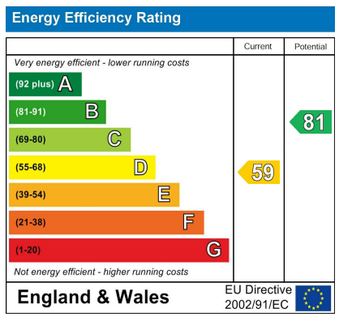











# Manchester Road, Clifton, M27 6PN

## Offers Over £195,000

This delightful two-bedroom semi-detached home offers a perfect blend of comfort and convenience. The property boasts its own driveway, providing easy access and off-road parking, a valuable feature in today's busy world.

Upon entering, you are welcomed into a spacious ground floor that comprises two inviting reception rooms, ideal for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining area. The well-appointed kitchen completes the ground floor, providing a functional area for culinary pursuits.

Upstairs, you will find two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The property also includes a well-maintained bathroom, ensuring all your essential needs are met.

This home is perfectly situated to take advantage of the local amenities and transport links, making it an excellent choice for families and professionals alike. With its appealing features and prime location, this semi-detached house presents a wonderful opportunity for those seeking a comfortable and inviting living space in Swinton. Don't miss the chance to make this charming property your new home.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Manchester Road, Clifton, M27 6PN

## Offers Over £195,000

2 1 2 D

- Semi Detached Property
- Two Reception Rooms
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Modern Three Piece Shower Room
- Leasehold
- Fitted Kitchen
- Low Maintenance Garden
- Council Tax Band B

## Ground Floor

### Entrance Hallway

9'3 x 4'1 (2.82m x 1.24m)

UPVC front entrance door, stairs to the first floor and doors to two reception rooms and kitchen.

### Reception Room One

10'9 x 9'3 (3.28m x 2.82m)

UPVC double glazed window, central heating radiator and laminate flooring.

### Reception Room Two

14'1 x 11'2 (4.29m x 3.40m)

UPVC double glazed window and bay window, central heating radiator, living flame gas fire with exposed stone surround and laminate flooring.

### Kitchen

14'2 x 8' (4.32m x 2.44m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, freestanding cooker, plumbing for washing machine, space for fridge freezer, tiled flooring and door to the rear.

## First Floor

### Landing

10'6 x 9'9 (3.20m x 2.97m)

UPVC double glazed window, central heating radiator and doors to two bedrooms and bathroom.

### Bedroom One

14'2 x 11'2 (4.32m x 3.40m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10'9 x 9'3 (3.28m x 2.82m)

UPVC double glazed window and central heating radiator.

## External

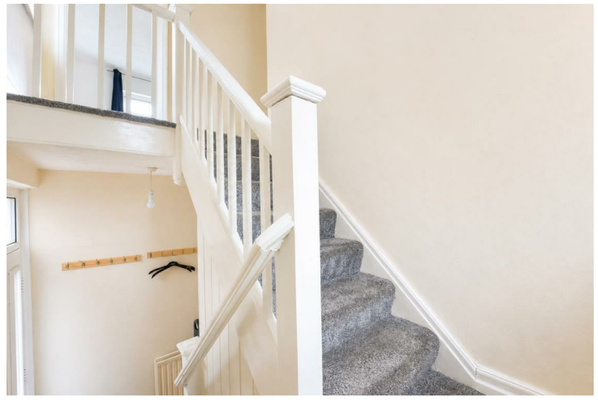
### Front

Driveway providing off road parking.

### Rear

Paved garden.







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