




Miller Metcalfe
Every step of the way
0161 7949798
For Sale



Manchester Road

Clifton

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Clifton

Semi Detached



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EPC Rating - E

*** No Chain Involved - Early Internal Viewing Strongly Recommended - Fabulous Bay Fronted Traditional Semi-Detached Home With Superb Living Space, Private Gardens, Driveway Parking and Spectacular Views to the Rear Over Clifton Country Park, Early Viewing Strongly Advised ***

Situated within the much sought after area of Clifton in Swinton, Manchester, this fabulous semi-detached home offers exceptionally well-proportioned living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

Retaining many original character features, the well-proportioned accommodation comprises an entrance porch, inviting hallway, superb bay fronted sitting/dining room, separate lounge, a modern fitted kitchen and a useful utility area to the ground floor. On the first floor a landing, three good sized bedrooms, a splendid three piece bathroom and further separate wc completes the internal living space.

Outside the property is garden fronted with a driveway providing ample off road parking for several vehicles. The splendid rear garden is private, appreciating views over Clifton Country Park and 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 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.





- **TENURE**
Leasehold
990 Year Lease - 899 Years Remaining
Start Date - 19.03.1935 - End Date - 29.12.2924

- **GROUND RENT/SERVICE CHARGE**
To Be Confirmed

- **LOCAL AUTHORITY AND COUNCIL TAX**
Salford - Band C - £2,180 Per Year

- **FLOOD RISK**
Very Low

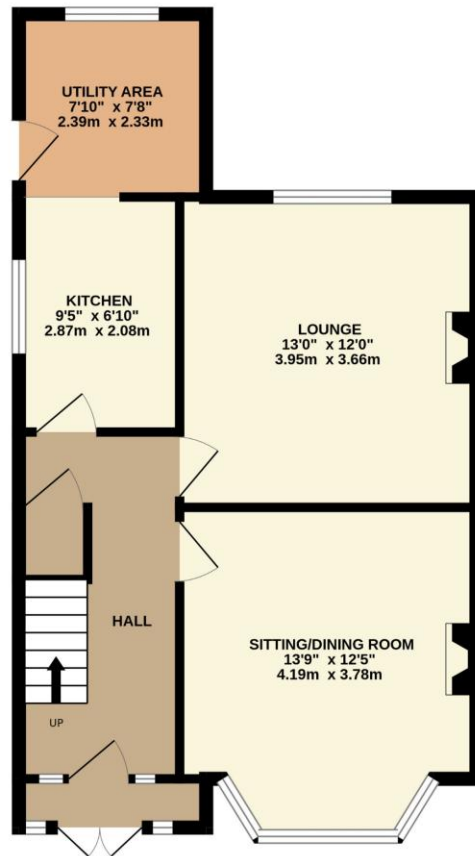
- **BROADBAND**
Basic - 7 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps

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

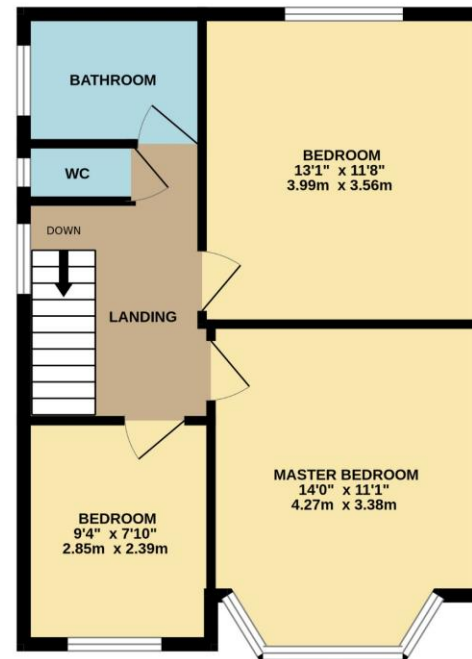




GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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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