



Manchester Road, Clifton, Swinton, Manchester

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to the market this well-presented four-bedroom semi-detached property, situated within the popular area of Clifton, Swinton. Offering generous and versatile living space throughout, this attractive home is ideal for families and enjoys close proximity to a range of highly regarded local schools, shops, and amenities. The property is ideally positioned for commuting, benefiting from excellent transport links and easy access to the M60 and M61 motorways. Clifton Country Park is also just a short walk away, providing a picturesque setting for outdoor activities and leisurely walks.

Stepping into the property, you are welcomed into an inviting entrance hallway, where a staircase leads to the upper level. To the right, you will find a spacious lounge spanning the full length of the home. This impressive room features a charming central fireplace and benefits from dual-aspect windows, including a large front-facing window and double patio doors opening onto the rear garden, allowing for an abundance of natural light.

Returning through the hallway, you enter the dining room, which is set within an open-plan layout with the kitchen. The dining area provides ample space for a family dining table and benefits from convenient access to understairs storage. The contemporary fitted kitchen offers ample storage and includes a range of integrated appliances, such as a fridge, freezer, oven, microwave, dishwasher and drinks/wine cooler. A stylish barn-style door leads out to the side of the property.

To the first floor, the property offers four well-proportioned double bedrooms, with bedroom two benefiting from integrated storage. A modern three-piece family shower room completes this level.

Externally, the front of the property boasts a large private driveway, providing off-road parking for multiple vehicles. To the rear, there is a generously sized garden featuring a well-maintained lawn, a flagged patio area, and a sheltered side return, offering additional practical outdoor space. The property also benefits from a detached single garage, which is alarmed and equipped with power and lighting, and accessed via an up-and-over door.

Early viewing is highly recommended to fully appreciate the space and quality of accommodation on offer and to avoid any potential disappointment.









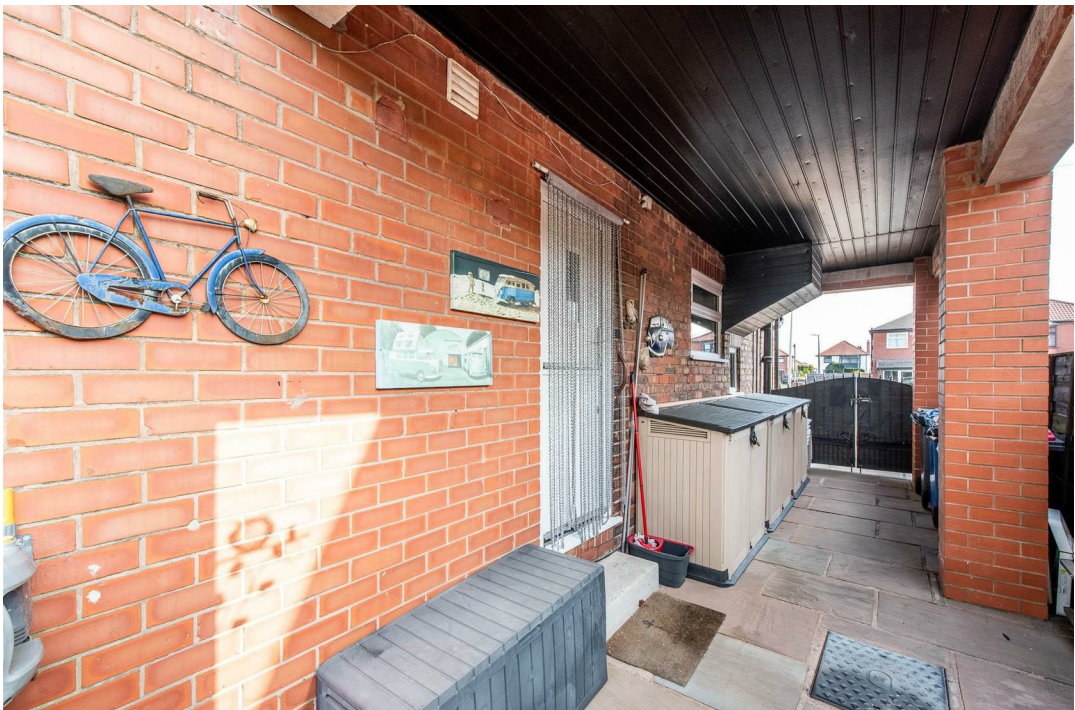
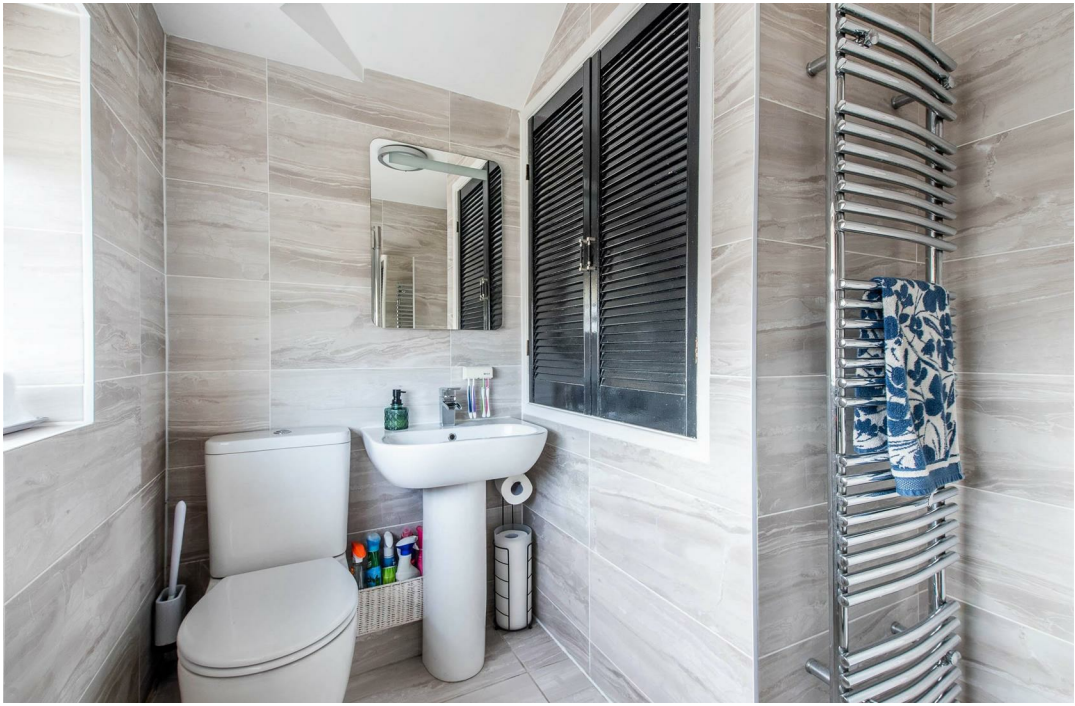






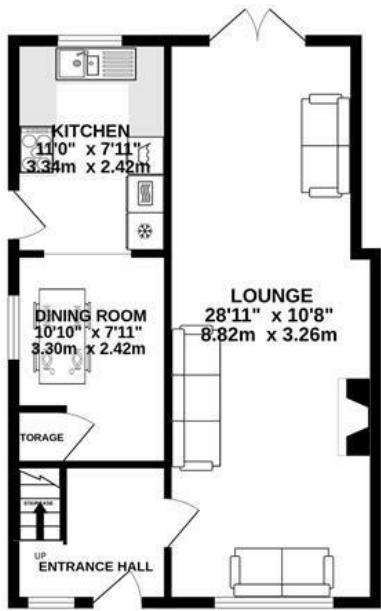
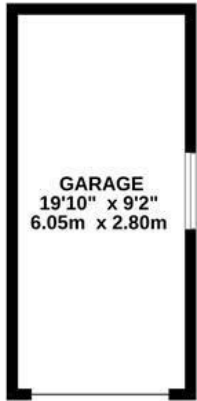




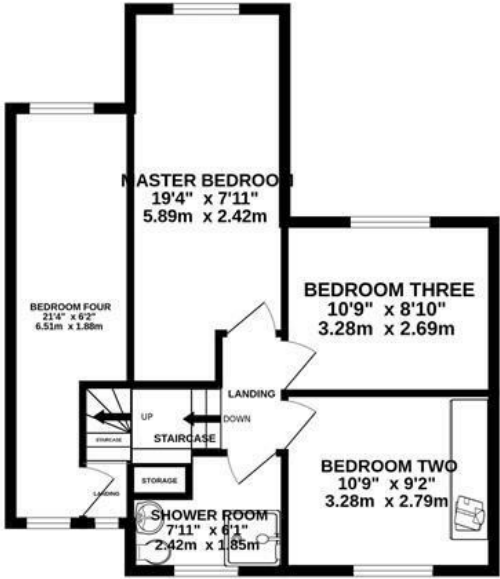


BEN ROSE

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1258 sq.ft. (116.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

