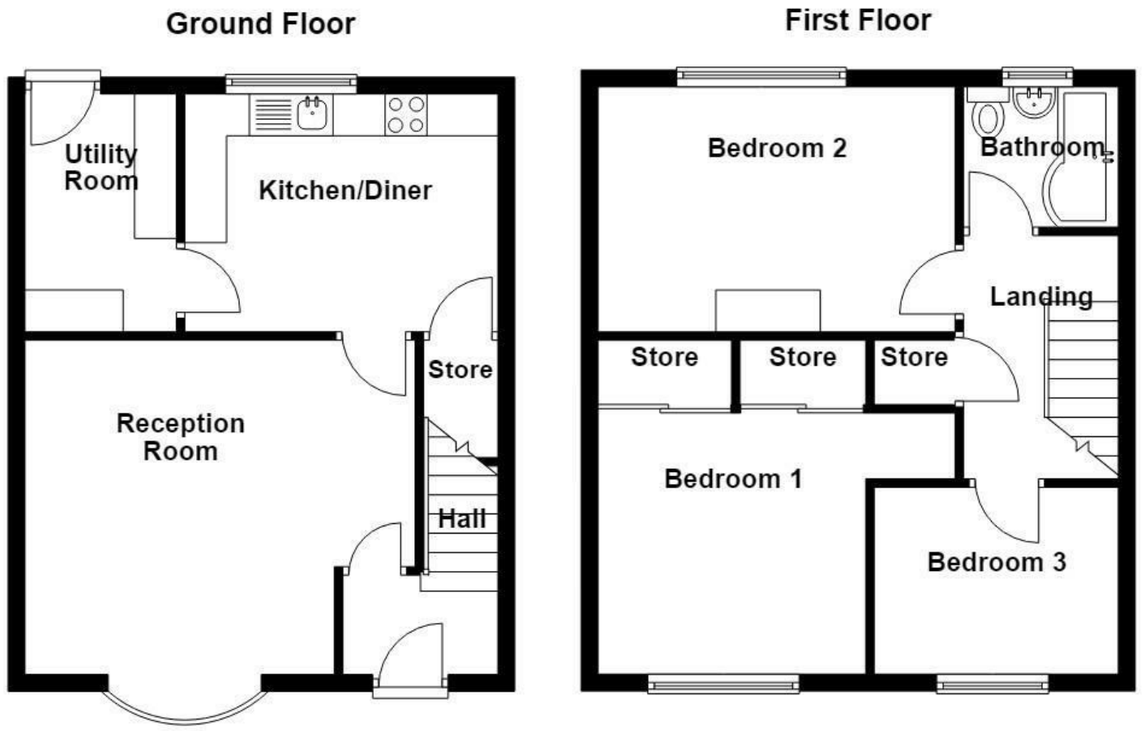
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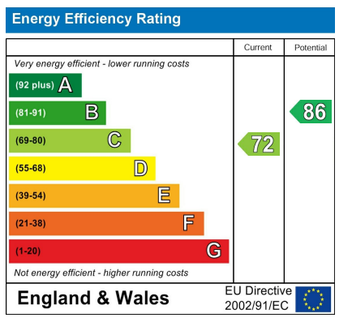











# Conway Avenue, Clifton, M27 8JE

## Offers Over £200,000

AN EXCEPTIONAL MID TERRACED PROPERTY IN A SOUGHT AFTER LOCATION

Nestled in the highly desirable area of Conway Avenue, Clifton, this outstanding mid-terraced house presents an exceptional opportunity for families and professionals alike. Boasting spacious rooms and modern fixtures, this property is designed for comfortable living. With three generously sized bedrooms, there is ample space for relaxation and privacy.

The open-plan kitchen diner is a highlight of the home, offering a stylish and functional area perfect for family gatherings and entertaining guests. The interiors are beautifully presented and meticulously maintained, ensuring a welcoming atmosphere from the moment you step inside.

Outside, the property features garden space both at the front and rear, providing a lovely outdoor retreat. The rear garden is particularly appealing as it is not overlooked, allowing for a sense of privacy and tranquillity. Additionally, off-road parking adds to the convenience of this splendid home.

Situated in a sought-after location, this property benefits from excellent commuter links to Manchester, Salford, and major motorway routes, making it ideal for those who travel for work or leisure. This house is not just a place to live; it is a perfect family home that combines modern living with a prime location. Do not miss the chance to make this remarkable property your own.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

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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# Conway Avenue, Clifton, M27 8JE

## Offers Over £200,000

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- An Enviable Mid Terraced Property
- Garden Space To The Front And Rear
- Gated Off Road Parking
- Tenure Freehold
- Three Bedrooms
- Kitchen Diner With Separate Utility
- EPC Rating C
- Beautifully Presented
- Perfect Family Home
- Council Tax Band A

## Ground Floor

### Entrance

Composite double glazed frosted door to the hallway.

### Hallway

6'3 x 3'11 (1.91m x 1.19m )

Central heating radiator, fitted meter cupboard, single glazed door to the reception room, staircase to the first floor.

### Reception Room

15'4 x 13'1 (4.67m x 3.99m )

Inset UPVC double glazed bow window, central heating radiator, television point, single glazed door to the kitchen diner.

### Kitchen Diner

12'3 x 9'4 (3.73m x 2.84m )

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with traditional taps, integrated electric high rise oven, four ring gas hob and extractor hood, plumbing for a washing machine, under staircase storage cupboard, granite effect linoleum flooring, door to the utility room.

### Utility Room

6 x 9'4 (1.83m x 2.84m )

UPVC double glazed window, central heating radiator, a range of white wall units, granite effect surface, plumbing for a washing machine and dryer, space for a fridge and freezer and wine cooler, wood effect laminate flooring, UPVC double glazed door to the rear.

## First Floor

### Landing

9'6 x 6'4 (2.90m x 1.93m )

Loft hatch, smoke alarm, storage cupboard, doors to three bedrooms and bathroom.

### Bedroom One

14 x 10'4 (4.27m x 3.15m )

UPVC double glazed window, central heating radiator, fitted wardrobes.

### Bedroom Two

14 x 9'7 (4.27m x 2.92m )

UPVC double glazed window, central heating radiator, exposed brick chimney breast, wood effect laminate flooring.

### Bedroom Three

9'8 x 7'4 (2.95m x 2.24m )

UPVC double glazed window, central heating radiator.

### Bathroom

6'4 x 5'6 (1.93m x 1.68m )

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, L shaped panelled bath with mixer tap and an overhead direct feed rainfall shower and rinse head, tiled elevations, spotlights, extractor fan, tiled effect linoleum flooring.

## External

### Front

Laid to lawn garden with an imprinted concrete driveway.

### Rear

Enclosed garden with laid to lawn, decking, blocked paving, stone chippings, mature shrubs, bedding areas.















