



## Clovelly Road, Manchester, M27 0FU

### Offers Over £350,000

#### THE PERFECT FAMILY HOME

Nestled on the charming Clovelly Road in Swinton, Manchester, this outstanding semi-detached family home is a true gem. With immaculate presentation and modern fixtures, this property has been thoughtfully updated to the highest standard, making it an ideal choice for those seeking a comfortable and stylish living space.

Boasting three well-proportioned bedrooms, this home offers ample space for families. The two inviting reception rooms provide versatile areas for relaxation and entertainment, while the contemporary kitchen and bathroom add a touch of modern elegance. Each room has been designed with care, ensuring a warm and welcoming atmosphere throughout.

Externally, the property features delightful gardens, perfect for outdoor enjoyment, along with off-road parking and access to a detached garage, providing convenience and additional storage options.

Situated in a highly desirable location, this home is conveniently close to bus routes, local schools, and various amenities. Furthermore, it offers excellent network links to Manchester, Salford, and major motorways, making commuting a breeze.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Clovelly Road, Manchester, M27 0FU

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- Tenure Freehold
- Gated Off Road Parking
- Contemporary Fitted Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Three generously Sized Bedrooms
- Ideal Family Home With Viewing Essential
- EPC Rating TBC
- Modern Fitted Kitchen
- Abundance Of Garden Space To Front And Rear Of Property

## Ground Floor

### Entrance

Composite double glazed frosted leaded door to the hallway.

### Hallway

16'1 x 5'11 (4.90m x 1.80m)

UPVC double glazed window, central heating radiator, coving, picture rail, wood panelled elevations, dado rail, solid wood flooring, doors to two reception rooms, kitchen and staircase to the first floor.

### Reception Room One

13'5 x 12'6 (4.09m x 3.81m)

UPVC double glazed bay window, central heating radiator, coving, picture rail, open coal fireplace with tiled hearth and surround, television point, solid oak flooring.

### Reception Room Two

12'6 x 11'10 (3.81m x 3.61m)

UPVC double glazed window, central heating radiator, coving, picture rail, dado rail, open coal fire with exposed brick hearth and surround, two feature wall lights, solid oak flooring.

### Kitchen

17 x 8'9 (5.18m x 2.67m)

Two UPVC double glazed windows, central heating radiator, a range of white high gloss wall and base units, granite effect surface, stainless steel sink and drainer with a high spout mixer tap, integrated electric oven with a four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, spotlights, dado rail, wood effect laminate flooring, UPVC double glazed door to the rear.

## First Floor

### Landing

7'2 x 6'1 (2.18m x 1.85m)

UPVC double glazed window, doors to three bedrooms and bathroom.

### Bedroom One

12 x 10 (3.66m x 3.05m)

UPVC double glazed window, central heating radiator.

### Bedroom Two

11 x 10 (3.35m x 3.05m)

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

### Bedroom Three

7'4 x 6'1 (2.24m x 1.85m)

UPVC double glazed window, central heating radiator.

### Bathroom

9'9 x 8 (2.97m x 2.44m)

Two UPVC double glazed frosted windows, a heated towel rail, a four piece suite comprising of a double walk in shower with overhead rainfall shower and rinse head, dual flush WC, vanity top wash basin with mixer tap, rolltop, freestanding slipper bath with mixer tap, tiled elevations, spotlights, extractor fan, tiled flooring.

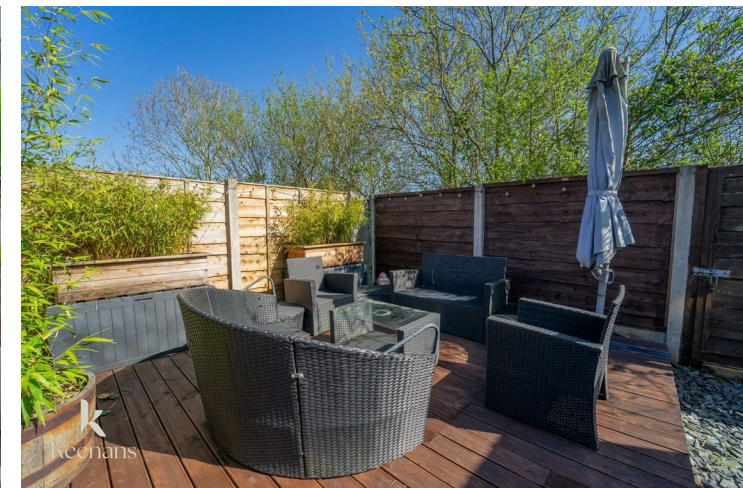
### External

#### Rear

Enclosed garden with paving, stone chip, decking, pergola and access to the detached garage.

#### Front

Stone chip garden with a block paved gated driveway.



Tel: 01617939622

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