



Millbrooke
ESTATE AGENTS

274 Manchester Road, Clifton
£340,000

274 Manchester Road

Clifton, Manchester

Millbrooke Estate Agents are thrilled to bring to the market this beautifully presented, three-bedroomed, extended semi-detached, family home, just a stones throw away from Clifton Country Park.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended Semi-Detached Property
- Two Reception Rooms
- Bespoke High Spec German Kitchen
- Family Bathroom & Additional Shower Room
- Three Generous Bedrooms
- Private Spacious Rear Garden
- Highly Desirable Location Close to Clifton Country Park
- Off Street Parking for Multiple Cars
- Fabulous Family Home
- Close to Local Amenities and Direct Transportation Links to City Centre and Bolton



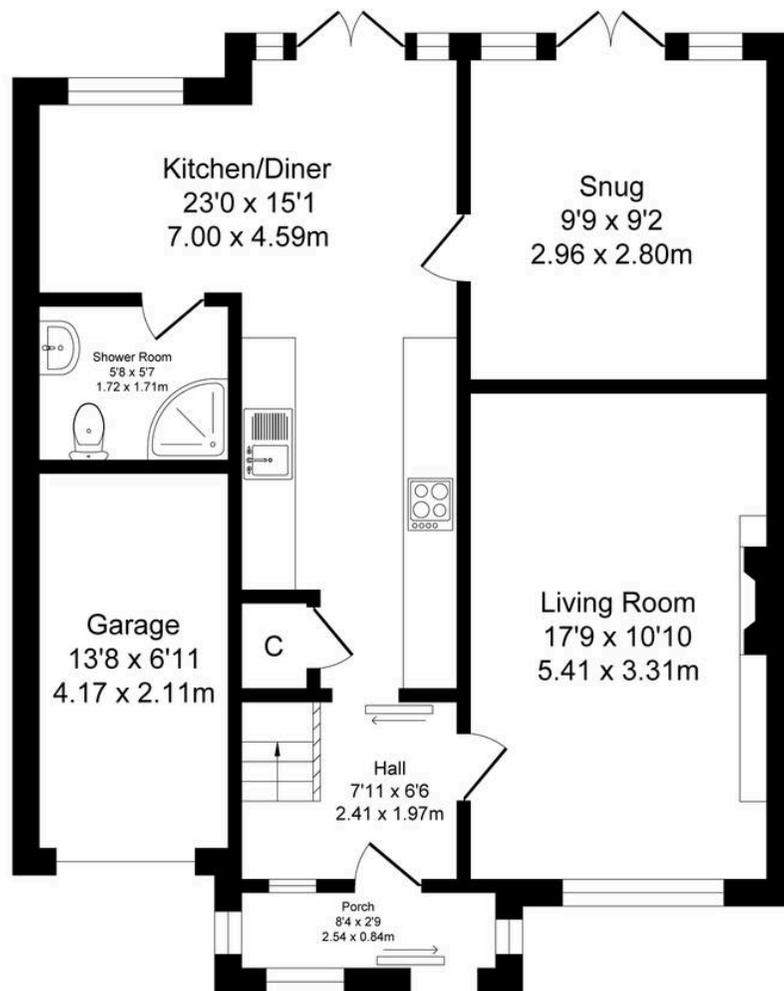




Manchester Rd, Clifton, Swinton, Manchester

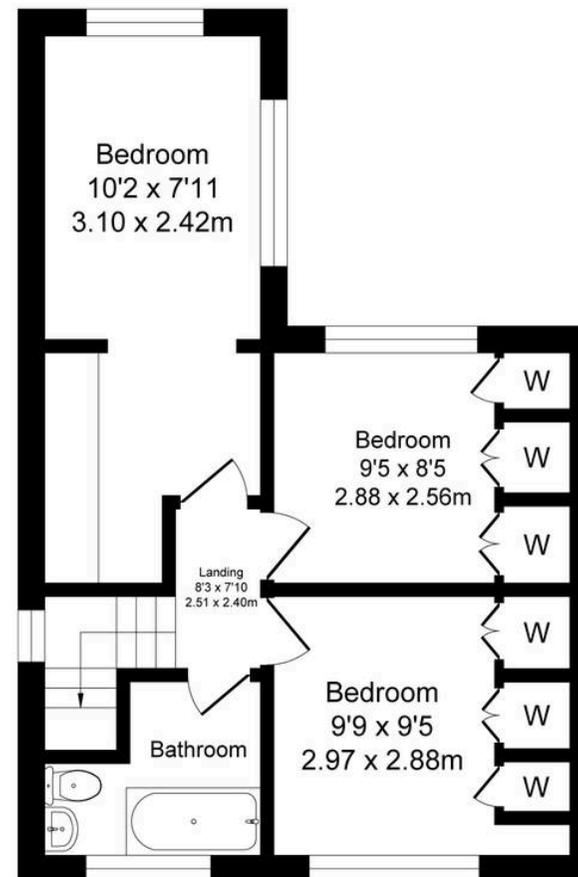
Total Approx. Floor Area 1250 Sq.ft. (116.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 805 Sq.Ft (74.8 Sq.M.)



First Floor

Approx. Floor Area 445 Sq.Ft (41.3 Sq.M.)



Millbrooke Estate Agents

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