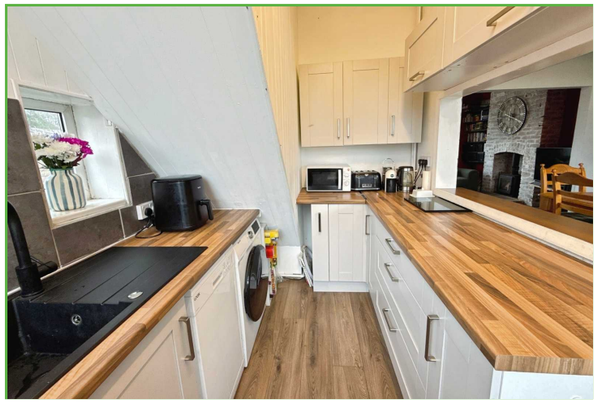
















Corrie Road, Clifton, Manchester,
Greater Manchester, M27

Offers Over: £240,000

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

Corrie Road, Clifton, Manchester, Greater Manchester, M27

Offers Over: £240,000 Tenure: Leasehold

Council Tax Band: C
EPC Rating: D
Local Authority: Salford City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

For sale: a well-presented three bedroom semi-detached house on Corrie Road in Clifton, offering balanced living space, front and rear gardens, and a driveway with garage.

The ground floor includes a main living space which features a focal log burner and exposed brick chimney breast, neutral carpeting and a bay window giving good natural light. An open-plan dining room comfortably accommodates a family table and benefits from direct access to the garden, creating a practical everyday living and entertaining space. The fitted kitchen is arranged in a galley style with modern units, wood-effect worktops and integrated cooking facilities.

There is also a ground floor bathroom featuring, toilet, sink and bathtub which is convenient for busy households.

Upstairs are three bedrooms, two generous doubles and a well proportioned single. There is also a modern shower room which was fitted in 2021.

Outside, the property enjoys a lawned rear garden with patio, planting, and a large storage shed, while the front provides off-road parking for multiple cars and a detached single garage.

Clifton is well placed for local amenities, with everyday shopping, cafés and services available in nearby Swinton and Pendlebury. Clifton Country Park is within easy reach, offering woodland walks, play areas and open green space. Families benefit from access to a selection of local primary and secondary schools in the surrounding area.

Clifton train station provides services towards Manchester Victoria, with journey times of around 15 minutes, and there are road links to the A666 and M60 for commuting around Greater Manchester. This property offers a practical home in a convenient Clifton location.

Living Room
12' x 13'8" (3.66m x 4.17m)
There is open plan living / dining to the ground floor. The living space is decorated with red painted walls, an exposed brick chimney breast with log burner, bay window for lots of natural light and carpeted flooring.

Dining Room
14'2" x 11'8" (4.32m x 3.56m)
A dedicated dining space, neutrally decorated with laminated flooring, patio doors which open up onto the rear garden, and access into the kitchen.

Kitchen
10'2" x 6'9" (3.1m x 2.06m)
The kitchen was upgraded in 2024, comprising light coloured wall and base units with wood effect worktops and grey tiled splashback. Appliances to include a freestanding cooker, dishwasher, and washing machine.

Ground Floor Bathroom
A three piece suite including bath, toilet and sink. With tiled walls and vinyl flooring.

Bedroom 1
12'3" x 12'11" (3.73m x 3.94m)
The main bedroom sits at the rear of the house overlooking the garden. It is a generous double with light decor and beige carpet.

Bedroom 2
8'10" x 10'11" (2.7m x 3.33m)
A second double bedroom with fitted wardrobes offering plenty of storage space.

Bedroom 3
8'11" x 7'6" (2.72m x 2.29m)
Currently used as a home office, although a well proportioned single bedroom. With painted walls and one feature yellow wall and laminated flooring.

Shower Room
9'6" x 2'5" (2.9m x 0.74m)
The shower room was fitted in 2021 and comprises a shower cubicle with folding glass screen, toilet and sink. Here you will also find the gas combi boiler.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

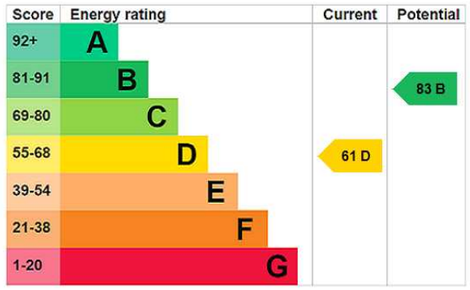
Additional Information:
1) The kitchen was renovated in 2024
2) The upstairs shower room was fitted in 2021
3) Patio doors to dining room were fitted in 2020 and all other windows (except the living room bay) and front door were fitted in 2022and within a 10 year warranty
4) Log burner and flue to the living room was installed in 2021.
5) Cavity Wall Insulation was fitted in February 2022 and within a 25 year guarantee.

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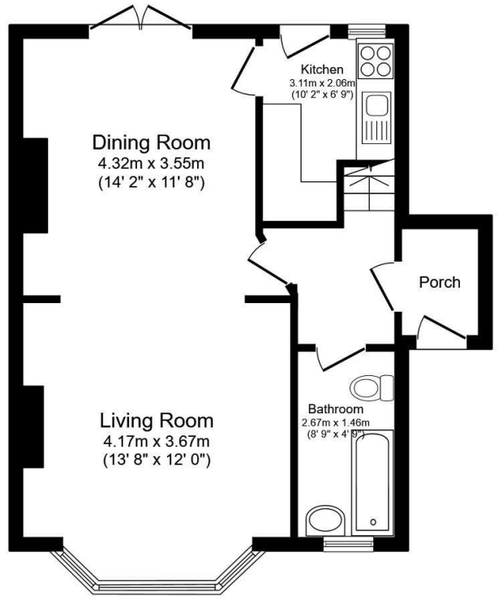
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area: 93.7 sq.m. (1,009 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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