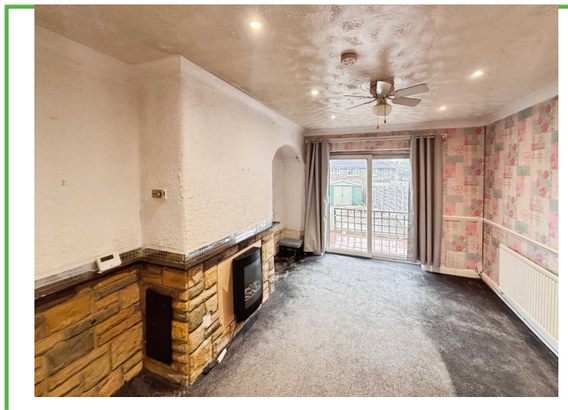

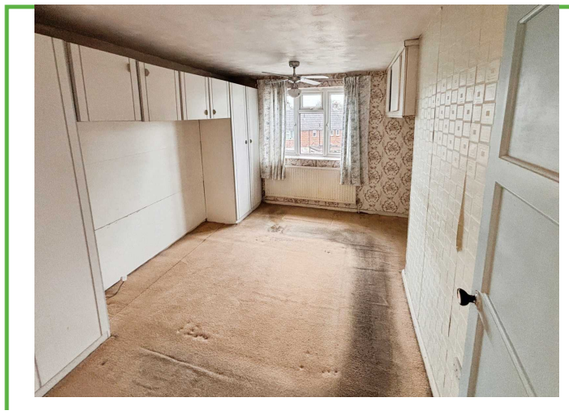

Kestrel Avenue, Clifton, Swinton,
Manchester, M27

Guide Price: £175,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Kestrel Avenue, Clifton, Swinton, Manchester, M27

Guide Price: £175,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: D
Local Authority:

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

A three bedroom semi-detached house in Clifton with no onward chain. Requiring renovation and offering scope for reconfiguration, with lounge, a kitchen opening to the rear garden, off-street parking, access to local amenities, schools and transport links, and strong potential as an investor refurbishment opportunity.

Living Room
15'1" x 10'10" (4.6m x 3.3m)

Kitchen/ diner
19' x 8'10" (5.8m x 2.7m)

Bathroom
6'3" x 5'3" (1.9m x 1.6m)

Bedroom 1
11'10" x 8'10" (3.6m x 2.7m)

Bedroom 2
7'10" x 9'10" (2.4m x 3m)

Bedroom 3
10'2" x 6'3" (3.1m x 1.9m)

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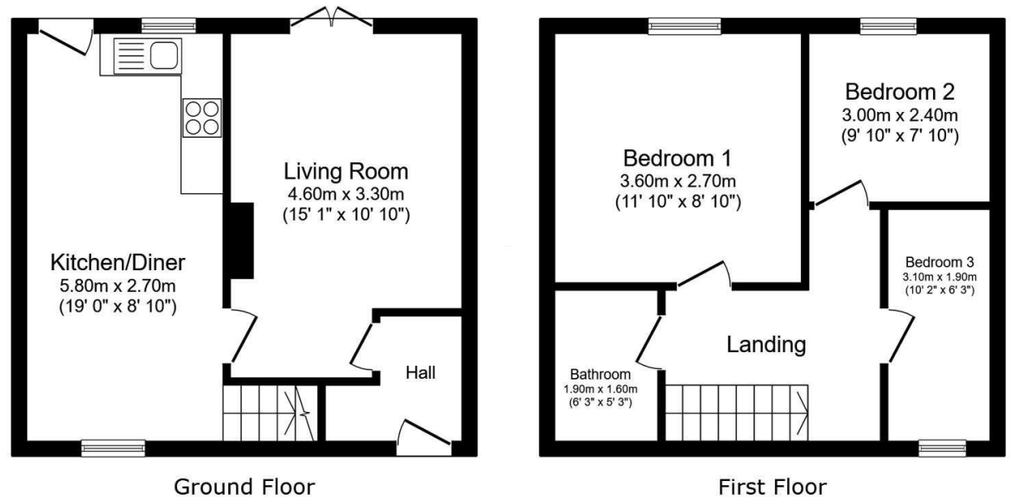
All Measurements
All Measurements are Approximate.

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: 71.9 sq.m. (774 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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