

NEW



Rake Lane, Clifton £375,000

- Impressive Detached Property
- Three Bedrooms
- Fitted Kitchen
- Two Reception Rooms
- Three Piece Bathroom
- En Suite Wet Room
- Wrap Around Gardens
- Abundance Of Character
- Fantastic Family Home

INTRODUCTION

A STUNNING, THREE BEDROOMED DETACHED HOME WITH ENVIABLE MATURE GARDENS AND AN ABUNDANCE OF CHARACTER!

This grand and homely, detached property is proudly welcomed to the market in a highly desired area of Clifton. Only moments from motorway links to Manchester City Centre and Salford Quays, local schools and the amenities of Swinton High street, the property would be perfectly suited to a family looking to up size. Comprising briefly; A superb entrance hallway housing a staircase to the first floor and doors leading to a storage cupboard, utility room, two spacious reception rooms and a fitted kitchen. To the first floor, you will find three good sized bedrooms, a WC and a family bathroom suite. The master bedroom enjoys an en suite wet room. Externally, the property boasts enviable wrap around gardens, mostly laid to lawn with a number of patio areas and enclosing mature trees. There is a private gated driveway, an enclosed dog pen to the side and storage facility. Viewings can be arranged by calling our Swinton team today!

Ground Floor

Entrance Hallway

21' x 6'11 (6.40m x 2.11m)

Heavy wood leaded stained glass front entrance door, stairs to the first floor with oak balustrade, original tiled flooring, cornice coving, understairs storage, ceiling rose, two central heating radiators and doors to reception room one, kitchen, dining room and utility.

Reception Room One

16'7 x 16'3 (5.05m x 4.95m)

Two UPVC double glazed windows, central heating radiator, picture rail, ceiling rose, cast iron multi fuel burning stove with oak surround, television point and oak flooring.

Dining Room

16'8 x 13'3 (5.08m x 4.04m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, gas fire with cast iron surround and wooden mantel and wood flooring.

Kitchen

12'9 x 8'10 (3.89m x 2.69m)

Two UPVC double glazed windows, tiled flooring, range of oak panelled wall and base units with solid granite surfaces and tiled splashbacks, Belfast sink with moulded drainer and gas cooker and hob.

Utility Room

Plumbing for utilities and door to the rear.

First Floor

Landing

10'6 x 9'4 (3.20m x 2.84m)

Hardwood double glazed window, dado rail and doors to three bedrooms, bathroom and WC.

Bedroom One

15' x 13'7 (4.57m x 4.14m)

Two hardwood double glazed windows, central heating radiator, television point, picture rail and door to en suite wet room.

En Suite

5'4 x 4'5 (1.63m x 1.35m)

Hardwood double glazed frosted window, pedestal wash basin, direct feed shower unit, central heating radiator, full tiled elevations and tiled flooring.

Bedroom Two

15'3 x 12'10 (4.65m x 3.91m)

Hardwood double glazed window, central heating radiator, television point, picture rail and ceiling rose.

Bedroom Three

12'8 x 7'10 (3.86m x 2.39m)

Hardwood double glazed window, central heating radiator and television point.

Bathroom

12' x 7' (3.66m x 2.13m)

Two hardwood double glazed windows, double direct feed shower unit, freestanding roll top bath, central heating radiator, part tiled elevations and tiled flooring.

WC

Low basin WC.

External

Rear

Wrap around mature laid to lawn gardens with paving and shed.

Agents Notes

Council Tax Band D.