



Clifton Road, Middleton, Manchester

- NO CHAIN
- STUNNING COUNTRYSIDE VIEWS
 - BEAUTIFUL GARDENS
- LARGE DRIVEWAY FOR MULTIPLE CARS
 - EPC RATED C
- FIVE DOUBLE BEDROOMS
 - SEPARATE ANNEX
 - OVER 2400 SQ FT
- SOUGHT AFTER LOCATION
 - BACKING ONTO THORNHAM CRICKET CLUB

Asking Price £800,000

HUNTERS®

HERE TO GET *you* THERE

Hunters are proud to present this exceptional five-bedroom semi-detached residence, built in the early 1900s and occupying an impressive plot of over 2,400 sq. ft. on the ever-popular Clifton Road. Offered with NO ONWARD CHAIN and FREEHOLD tenure, this distinctive home effortlessly combines original period charm with generously sized, well-maintained gardens—making it an ideal choice for growing or multi-generational families.

Upon entry, a spacious and welcoming hallway sets the tone for the property. At the front, the main lounge features a delightful bay window that floods the room with natural light and a cosy log burner—perfect for both relaxing evenings and entertaining. This leads seamlessly into a generous open-plan kitchen and dining area, with the kitchen boasting ample storage and workspace. On the opposite side of the property, an inner room provides access to a large secondary sitting room, ideal for cosy winter nights or additional family space.

The ground floor also benefits from two well-proportioned double bedrooms and a fully fitted bathroom with a bathtub, separate shower, WC, and hand basin.

Upstairs, a spacious landing leads to three further double bedrooms, including a master bedroom with fitted wardrobes and a private en-suite shower room. A stylish and recently renovated family bathroom completes the first-floor accommodation.

Externally, the property includes a substantial front-facing Annex, currently used as an office, with a separate WC and storage room—offering flexibility for use as a workspace, studio, or even self-contained accommodation if required.

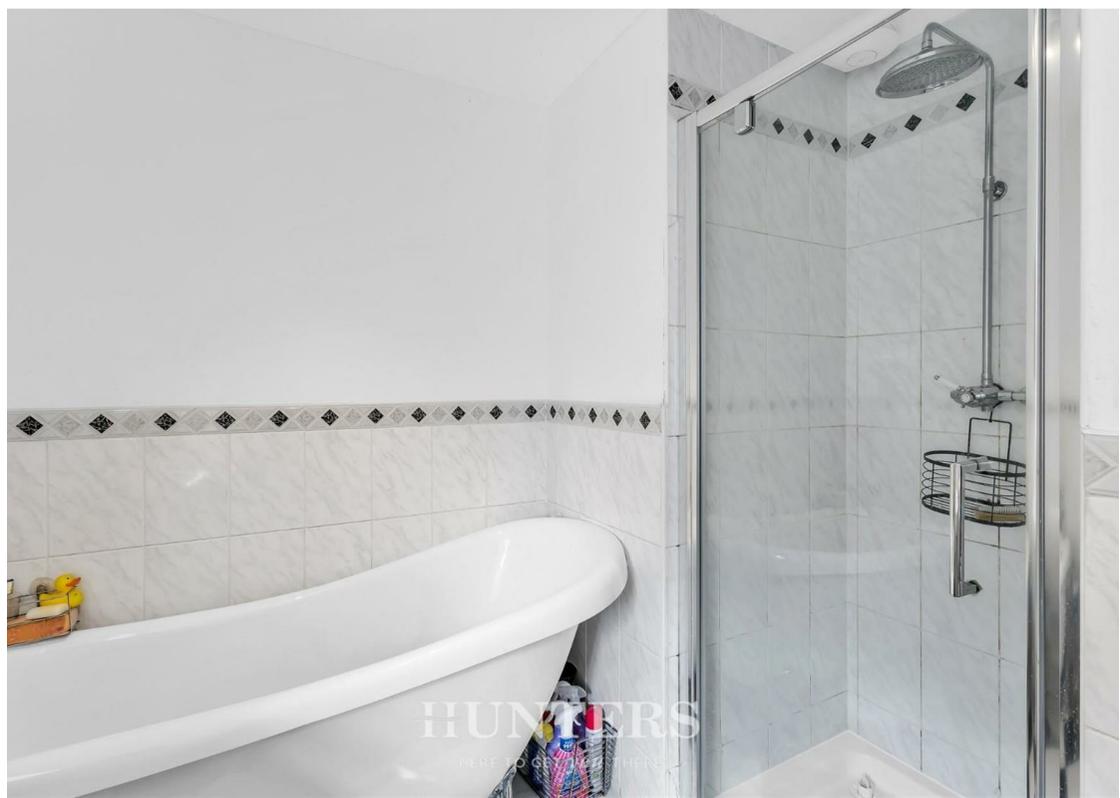
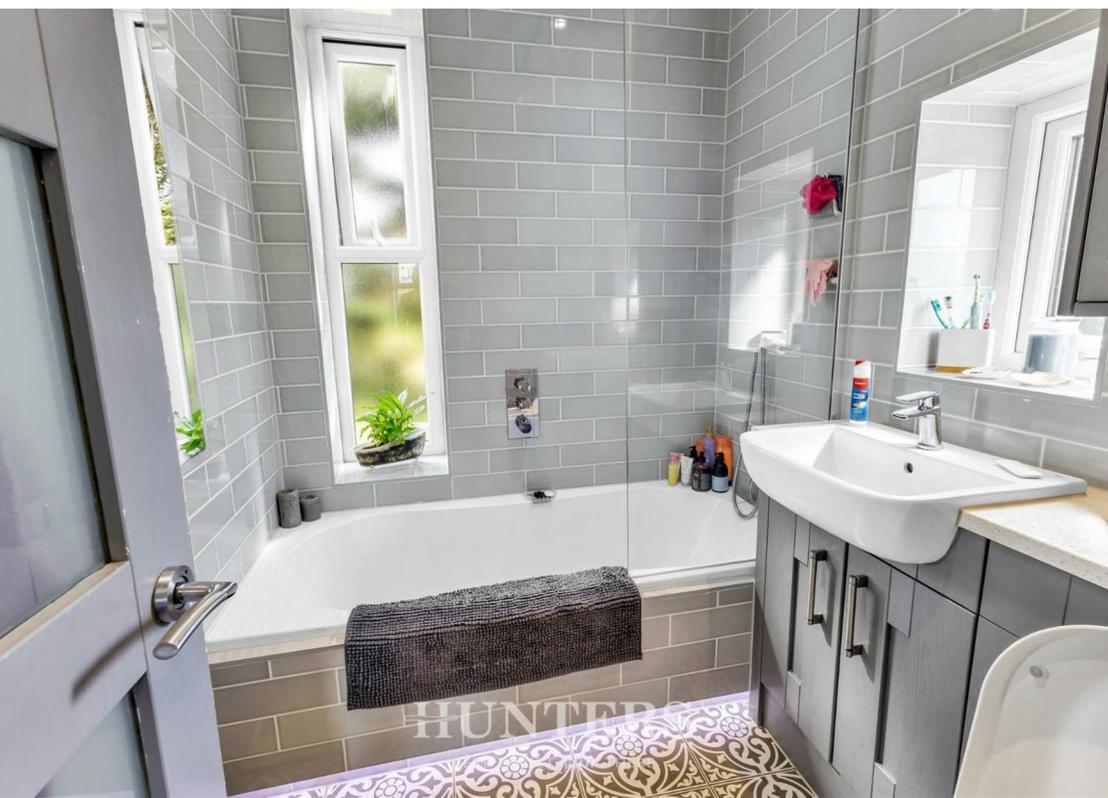
The outdoor space is truly impressive, with beautifully landscaped front and rear gardens perfect for family enjoyment and summer entertaining. A gated driveway provides ample off-road parking for multiple vehicles.

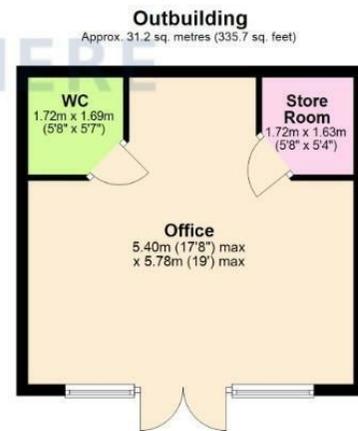
Located in a highly sought-after area, the property enjoys close proximity to local schools, colleges, shops, and a wide range of amenities. Excellent transport links are within easy reach, including nearby motorway access, regular bus routes to Rochdale and Manchester, and Castleton train station. For those who enjoy the outdoors, scenic countryside and canal walks are nearby. One of the property's standout features is its position backing directly onto Thornham Cricket Club.

This is a rare opportunity to acquire a spacious and character-filled family home in a prime location. Early viewing is strongly advised to fully appreciate all that this outstanding property has to offer.

Tenure: Leasehold
Council Tax Band: F
EPC Rating: C







Total area: approx. 230.8 sq. metres (2483.9 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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