



HUNTERS®
HERE TO GET *you* THERE



Eppleworth Rise, Clifton, M27 8LD

£120,000



This ground-floor two-bedroom flat presents an excellent opportunity for first-time buyers and buy-to-let investors alike. Ideally positioned close to a range of local amenities, well-regarded schools, and major commuter routes, including direct links into Manchester City Centre, the property offers both convenience and strong rental appeal.

The accommodation comprises two well-proportioned bedrooms, a bathroom, a welcoming reception room, and a useful linen/storage cupboard. The reception room provides direct access to the kitchen, creating a practical and well-connected living space.

Externally, the property benefits from allocated parking to the front, along with laid-to-lawn garden areas to both the front and rear, complemented by mature shrubs that add privacy and greenery.

Well located and offering a combination of indoor and outdoor space rarely found in similar properties, this flat is a fantastic opportunity for those looking to step onto the property ladder or add a solid investment to their portfolio.



KEY FEATURES

- TWO BEDROOMED
- GROUND FLOOR APARTMENT
- GARDENS TO FRONT AND REAR
 - PATIO DOORS
- CUL-DE-SAC LOCATION
- OFF ROAD PARKING

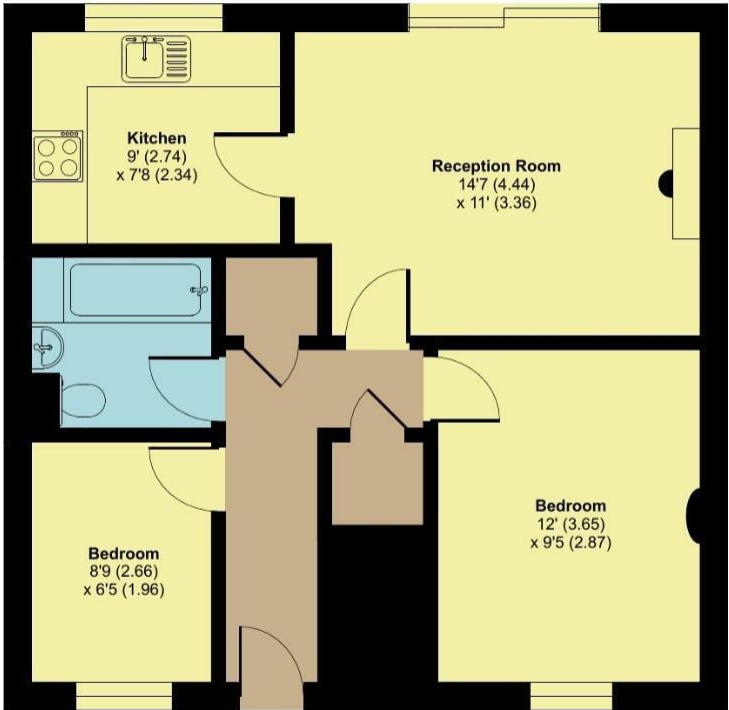






Eppleworth Rise, Clifton, Swinton, Manchester, M27

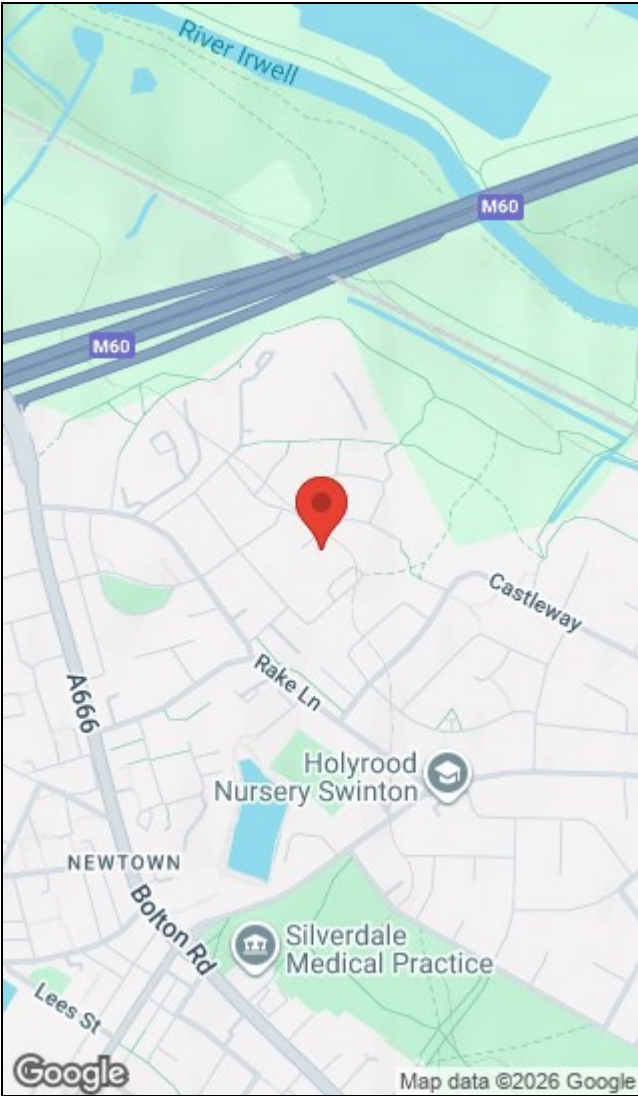
Approximate Area = 567 sq ft / 52.7 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 52.7 SQ M
(567 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Hunters Property Group. REF: 1401808



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Prestige Property International Limited | Registered Address Mill House 6 Worsley Road, Worsley, Manchester, England, M28 2NL | Registered Number: 05299070 England and Wales | VAT No: 938460205 with the written consent of Hunters Franchising Limited.