



HUNTERS[®]
HERE TO GET *you* THERE



Billy Lane, Clifton, Manchester, M27 8FS

£200,000



Situated in a highly convenient location close to local schools, amenities, excellent bus routes and fantastic transport links into Manchester, Salford and surrounding motorway networks, this beautifully presented three-bedroom end terrace home offers modern living ideal for first-time buyers, young families or buy-to-let investors alike. The property also benefits from being within close proximity to the scenic Clifton Country Park, perfect for outdoor walks and family days out.

Well maintained throughout, the accommodation briefly comprises a welcoming entrance hallway, spacious lounge and a kitchen/dining room designed for both everyday living and entertaining. Upstairs, the property offers three well-proportioned bedrooms alongside a contemporary family bath room.

Externally, the home benefits from a private enclosed rear garden providing an excellent outdoor space, while to the front there is off-road parking for added convenience.

Offered to the market with no onward chain, this superb home combines modern presentation, practicality and an excellent location, making it a fantastic opportunity not to be missed. Early viewing is highly recommended.

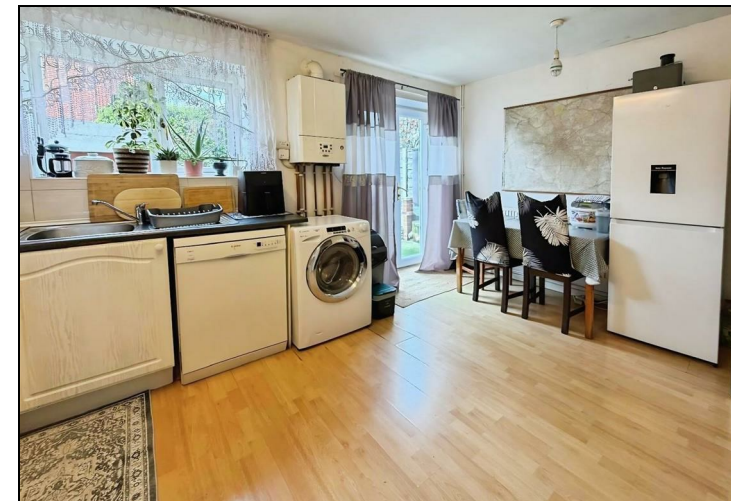
The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
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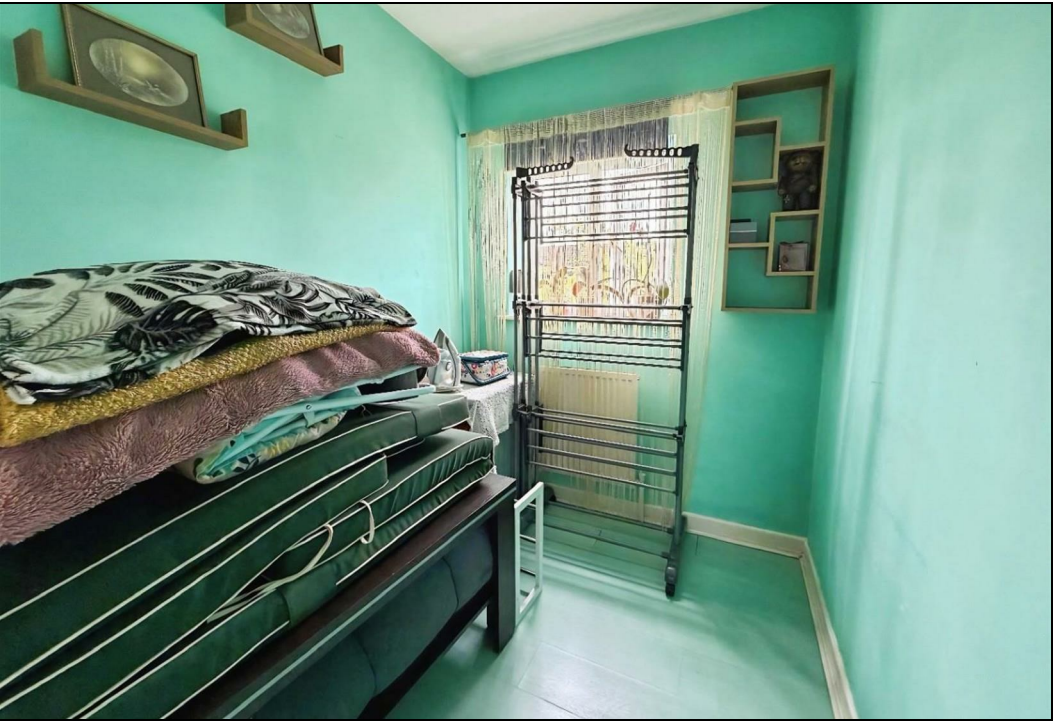


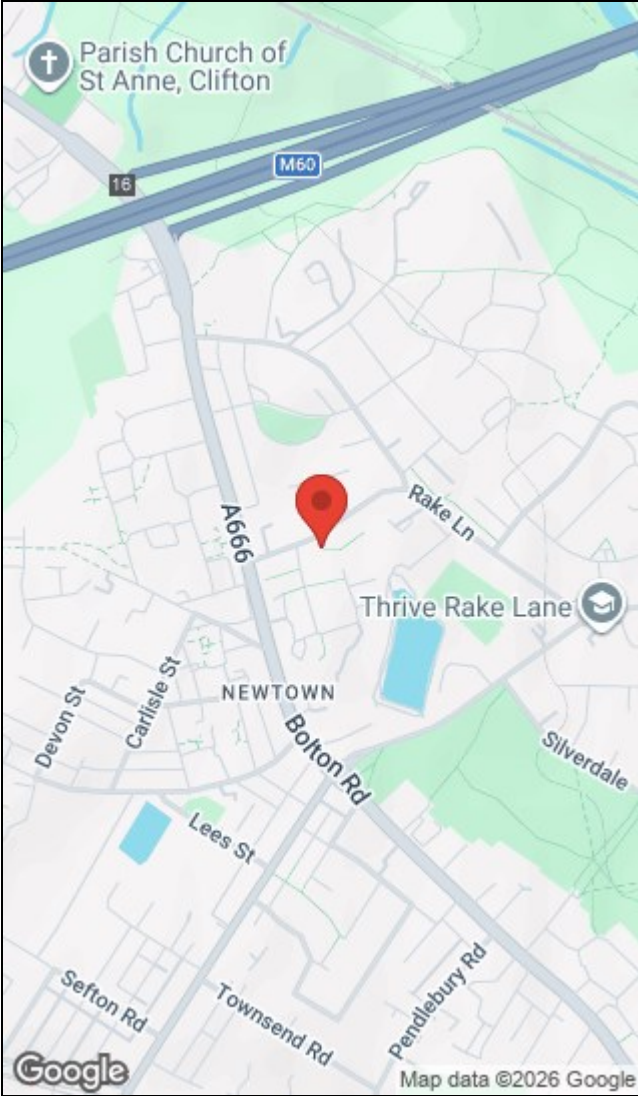


KEY FEATURES

- NO CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO MOTORWAY LINKS
- PERFECT FOR FIRST TIME BUYERS
- MOVE IN READY
- PRIVATE REAR GARDEN
- FREEHOLD







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		
		85			
		63			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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