



Offers in excess of £200,000

Situated on the sought-after Clittaford Road in Southway, this well-presented two-bedroom end-terrace home combines modern finishes with a charming semi-rural outlook. Enjoying pleasant countryside views to the front, the property is perfect for first-time buyers, small families, or downsizers seeking a comfortable and stylish home in a popular residential area. Internally, the home offers a bright and spacious lounge complete with a characterful wood-burning stove, ideal for cosy evenings. The generously sized kitchen/dining room to the rear provides modern units, ample workspace, and direct access to the rear garden, making it perfect for everyday living and entertaining. Upstairs, there are two well-proportioned double bedrooms and a sleek, modern family bathroom, all accessed from a central landing. Bedroom 1 spans the full width of the property, offering ample natural light and countryside views. The boiler was replaced in 2024. Externally, the property boasts a sizeable, enclosed rear garden ideal for outdoor enjoyment, with a well-maintained front lawn setting the home back from the road to add a sense of privacy and approachability. With nearby amenities, transport links, schools and scenic green spaces, this property represents a wonderful opportunity to secure a turnkey home in a thriving community.

Cliffatford Road, Southway, PL6 6DR

Accommodation Comprises

Entrance Hall

Welcoming hallway with access to the lounge and kitchen/diner.

Lounge

4.85m x 3.23m (15` 11" x 10` 7")

A spacious and light-filled room with bay window to front aspect and side aspect and a feature wood-burning stove.

Kitchen/Dining Room

4.85m x 4.18m (15` 11" x 13` 9") max into recess

Modern fitted kitchen with a range of base and wall units, integrated cooking appliances, integral dishwasher dining area, and access to the rear garden. Staircase leads to the first floor.

First Floor:

Bedroom 1

4.85m x 3.24m (15` 11" x 10` 7")

Generous double bedroom with countryside views from the front aspect.

Bedroom 2

3.05m x 3.13m (10` x 10` 3") excluding wardrobe

Another well-proportioned double bedroom with built-in wardrobe and countryside views.

Bathroom

Stylish and modern suite comprising a bath with shower over, WC, and wash basin. Contemporary finish.

Landing

Provides access to both bedrooms and bathroom.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor

First Floor

Energy Efficiency Rating	
Current	Potential
A	83
B	
C	
D	
E	
F	
G	

England & Wales



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

