

AINSWORTH ROAD, RADCLIFFE M26 4EA



- Mid Terraced
- Two Bedrooms
- Two Reception Rooms
- Tenant Paying £750 PCM
- Ideal Buy to Let
- Early Viewing Advised
- Sold with Tenant in Situ
- Close to Radcliffe Town Centre



£120,000

BOLTON

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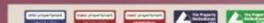
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are pleased to be going to market this two bedroom mid terraced home. For sale with tenant in situ paying £750PCM, this property comprises; entrance vestibule, lounge, dining room, kitchen, two bedrooms and a bathroom. Externally this property is pavement fronted with an enclosed rear yard. Situated close to Radcliffe town centre, metro link and superb transport routes this property would suit a buy to let investor and early viewing is highly advised! to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door to lounge.

Lounge 14' 8" x 14' 0" (4.46m x 4.27m) UPVC double glazed window. Radiator. Ceiling light point. Feature fire and surround.

Dining Room 14' 9" x 7' 10" (4.5m x 2.4m) UPVC double glazed window. Radiator. Ceiling light Point. Stairs to first floor.

Kitchen 8' 8" x 8' 2" (2.64m x 2.50m) UPVC double glazed window and door. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Plumbed for washer. Space for fridge freezer.

First Floor Landing

Bedroom 1 14' 10" x 14' 1" (4.53m x 4.28m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 5' 11" x 5' 7" (1.8m x 1.7m) UPVC double glazed window. Radiator. Ceiling light point.

Bathroom 9' 2" x 4' 8" (2.8m x 1.43m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath. Low flush wc. Pedestal wash hand basin. Wall tiling.

Externally Pavement fronted with an enclosed rear paved yard.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 25th December 1882, meaning that there are 842 years remaining

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,610 at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the detached family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

