

2 Bedroom Terraced for Sale - £89,950

Higher Ainsworth Road, Radcliffe, Manchester, M26 4HZ



KEY FEATURES

- IDEAL RENTAL INVESTMENT • LONG TERM TENANT IN SITU • MID TERRACED PROPERTY • POPULAR LOCATION
- TWO BEDROOMS • ENCLOSED REAR YARD • GAS CENTRAL HEATING • DOUBLE GLAZING • ENCLOSED REAR YARD • AVAILABLE FOR IMMEDIATE VIEWING

Description

** IDEAL RENTAL INVESTMENT - TWO BEDROOMED MID TERRACED PROPERTY WITH LONG TERM TENANT IN SITU **

Offered to the market for sale is this two bedroomed mid terraced property located on Higher Ainsworth Road, Radcliffe. Offered to the market with a long term tenant in situ, the property offers an excellent opportunity to either add to the your existing rental portfolio or an ideal starter property for the would be property investor. Offering a yield of approximately 6%, the property has the benefit of further scope for improvement and higher rental income as a result of this.

The accommodation, benefiting from gas fired central heating and double glazing, comprises of entrance porch, lounge, dining kitchen, two bedrooms and bathroom. Outside, the property has a small front garden and an enclosed yard.

The property is available for viewing by appointment, strictly through our offices.

Entrance Porch:

Lounge: 13' x 12'1 (3.96m x 3.68m)

Dining Kitchen: 11'10 x 8'6 (3.38m x 2.62m)

Bedroom 1: 13'3 x 13' (3.97m x 3.96m)

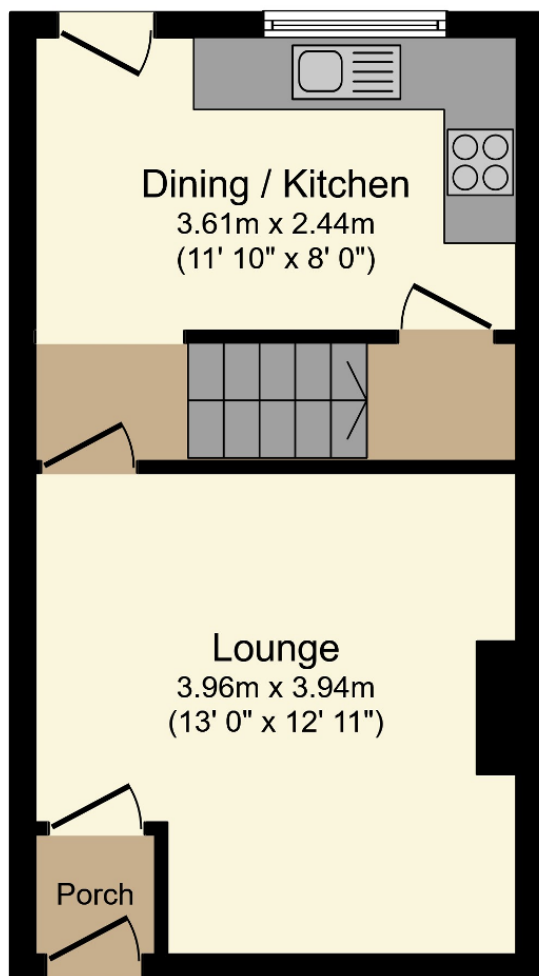
Bedroom 2: 8'8 x 8' (2.68m x 2.43m)

Bathroom: 5'10 x 5' (1.55m x 1.52m)

Fixtures and Fittings

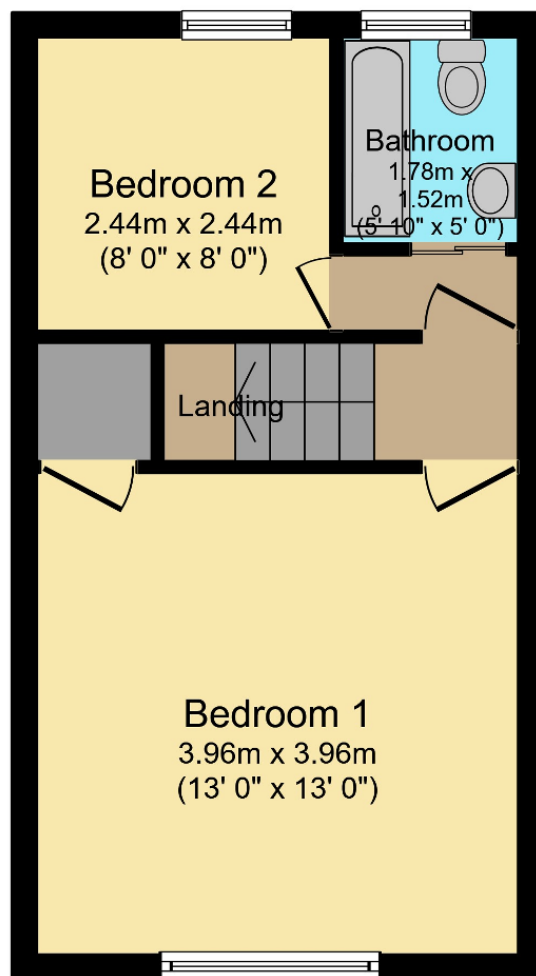
All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.





Ground Floor

Floor area 30.5 sq. m. (328 sq. ft.) approx



First Floor

Floor area 30.5 sq. m. (328 sq. ft.) approx

Total floor area 61.0 sq. m. (657 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		