

Two Bed House - Terraced
Water Street, Radcliffe, Manchester

Offers In Excess Of £95,000
No Onward Chain

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

Water Street, Radcliffe, Manchester, M26 4BE
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In need of full renovation throughout this traditional terrace property has front and rear reception rooms, kitchen and rear yard. Located 0.6 of a mile to Radcliff town centre, offered to the market with no onward chain.



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Whilst we endeavour to ensure the accuracy of property details, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. Neither have we had sight of legal documents to verify Planning Permission or the Freehold or Leasehold status of any property. Buyers are advised to obtain verification from their solicitor and/or surveyor. Items shown in photographs are not included; they may be available by separate negotiation. Although we try to ensure the accuracy of measurements, we recommend if potential purchasers require accurate measurements to order flooring, or to ensure existing furniture will fit, they should take their own measurements.



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About The Property

The property requires renovating and comprising of front and rear reception rooms, a kitchen and rear yard. To the first floor there are two bedrooms and a bathroom.

About The Area

Radcliffe is a market town in the Metropolitan Borough of Bury, Greater Manchester. It lies in the Irwell Valley, 2.5 miles south-west of Bury and 6.5 miles north of Manchester.

Leasehold information

Lease granted 9.01.1893 for 999 Years.
Ground rent is £1.42 Per Year.

Reception Room One

15'1" x 13'10"

uPCV window to front aspect, radiator and access to the second reception room, under stair storage and stairs to the first floor.

Reception Room Two

14'3" (max) x 15'0"

Timber frame single glazed window to

rear aspect, feature fireplace and access to kitchen.

Kitchen

5'3" x 11'5"

Timber framed single glazed window to rear aspect, tiled flooring, base level units and access to rear yard .

Landing

Access to all first floor rooms

Bedroom One

15'4" x 10'7"

uPCV window to front aspect and timber door.

Bedroom Two

8'9" x 8'1"

uPCV window to rear aspect, loft hatch and timber door.

Bathroom

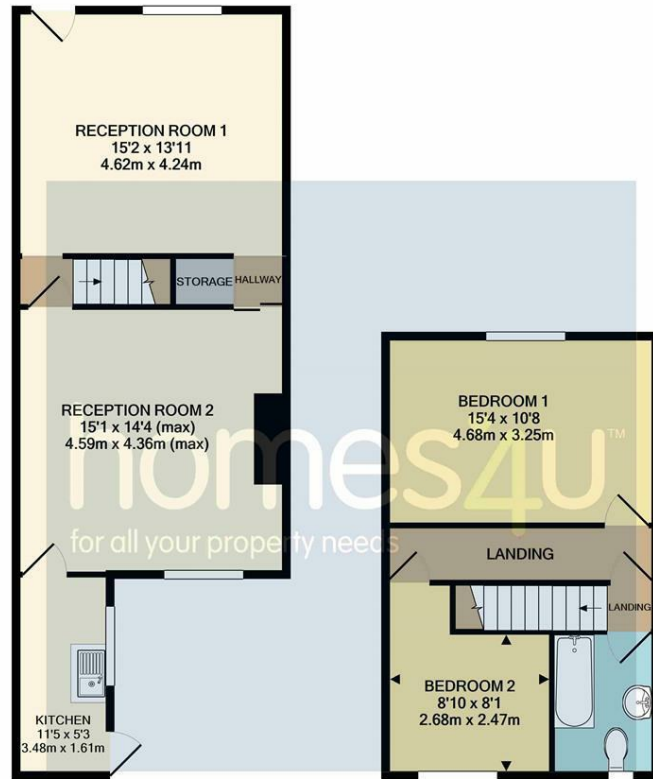
5'10" x 8'0"

uPCV window to rear aspect, three piece suite, timber door and partly tiles walls.

Rear Yard



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GROUND FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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