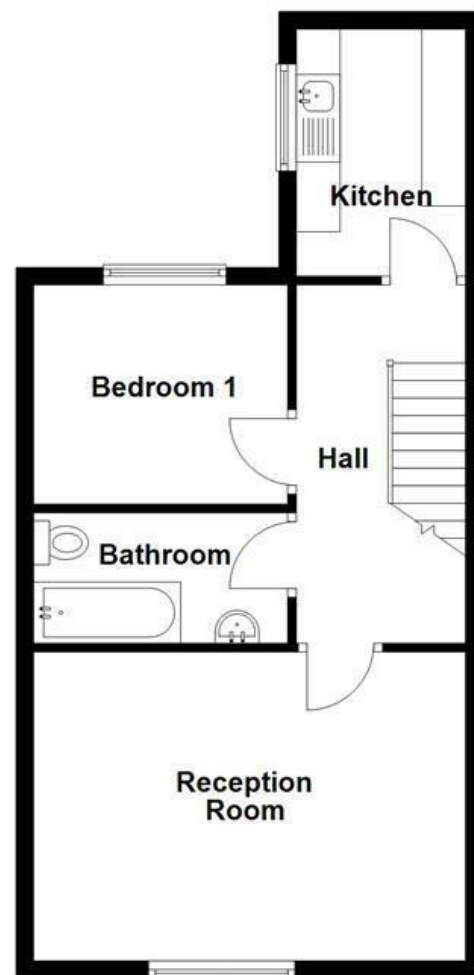


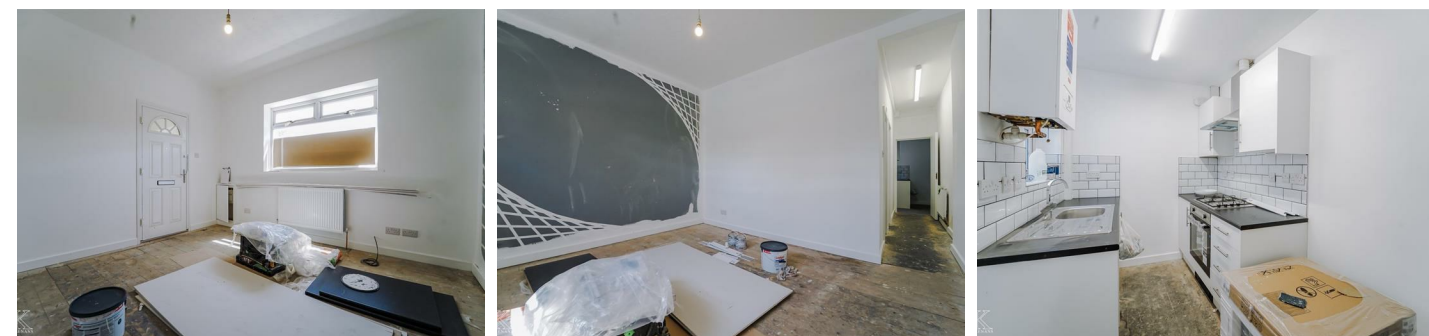
Ground Floor - Flat 45



First Floor - Flat 45A



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cross Lane, Radcliffe, M26 2QZ

Offers Over £190,000

2 SEPERATE 1 BEDROOM FLATS SET TO BE FULLY REFURBISHED - THE PERFECT BUY TO LET INVESTMENTS FOR 2 RENTAL INCOMES!

Welcome to Cross Lane in Radcliffe, Manchester. These delightful flats boast one reception room, one bedroom, and one bathroom, offering ample space for comfortable living.

Currently undergoing a full refurbishment, this property is set to be transformed into two modern and stylish living spaces, perfect for those looking for a fresh start or a lucrative investment opportunity.

Situated in a prime location, this property is ideal for investors seeking a promising venture. Its proximity to amenities ensures convenience, while easy access to motorway links and public transport makes commuting a breeze.

Don't miss out on the chance to own a spacious and well-appointed flat in this sought-after area. Contact us today to learn more about this fantastic property and secure your viewing before it's gone!

If you would like any further information or have any questions at all please feel free to contact our Bury branch at your convenience.

Cross Lane, Radcliffe, M26 2QZ

Offers Over £190,000



- Fantastic Investment Opportunity
- Enclosed Yard For No. 45
- Council Tax Band: A (Each Flat)
- Close to Metrolink
- 2x One Bedroom Flats
- On Street Parking
- No. 45 EPC Rating: C
- Refurbishment Complete Prior to Sale
- Leasehold
- No. 45A EPC Rating: D

Ground Floor

Entrance Hall

6'4 x 5'2 (1.93m x 1.57m)
UPVC front entrance door and doors to 45 and 45A.

No 45

Reception Room

12'4 x 11'7 (3.76m x 3.53m)
UPVC double glazed window, central heating radiator and door to hall.

Hall

14'3 x 2'10 (4.34m x 0.86m)
Central heating radiator, doors to kitchen, bedroom, and kitchen.

Bathroom

9'6 x 4'8 (2.90m x 1.42m)
Dual flush WC, pedestal wash basin with mixer tap, panelled bath with electric feed shower and rinse head and part tiled elevations.

Bedroom One

9'4 x 8'5 (2.84m x 2.57m)
UPVC double glazed window and central heating radiator.

Kitchen

9'3 x 6'4 (2.82m x 1.93m)
UPVC double glazed window, range of wall and base units with laminate worktops, integrated oven with four burner gas hob and extractor hood, stainless steel sink with draining board and mixer tap, tiled splashbacks, boiler, plumbing for washing machine, space for fridge freezer, storage and UPVC door to rear.

First Floor (No 45A)

Reception Room

15'7 x 11'7 (4.75m x 3.53m)
UPVC double glazed window and central heating radiator.

Landing

13'4 x 5'1 (4.06m x 1.55m)
Central heating radiator, loft access, doors to reception room, bedroom and bathroom.

Bathroom

9'5 x 4'11 (2.87m x 1.50m)
Central heating radiator, dual flush WC, pedestal wash basin, panelled bath, spotlights and part tiled elevation.

Bedroom One

10'3 x 8'4 (3.12m x 2.54m)
UPVC double glazed window and central heating radiator.

Kitchen

8'10 x 6'6 (2.69m x 1.98m)
UPVC double glazed window, range of wall and base units with laminate worktops, stainless steel sink with draining board and mixer tap, four burner gas hob and extractor hood, plumbing for washing machine, space for oven and space for fridge freezer.

External

Rear

Rear Yard for No. 45

