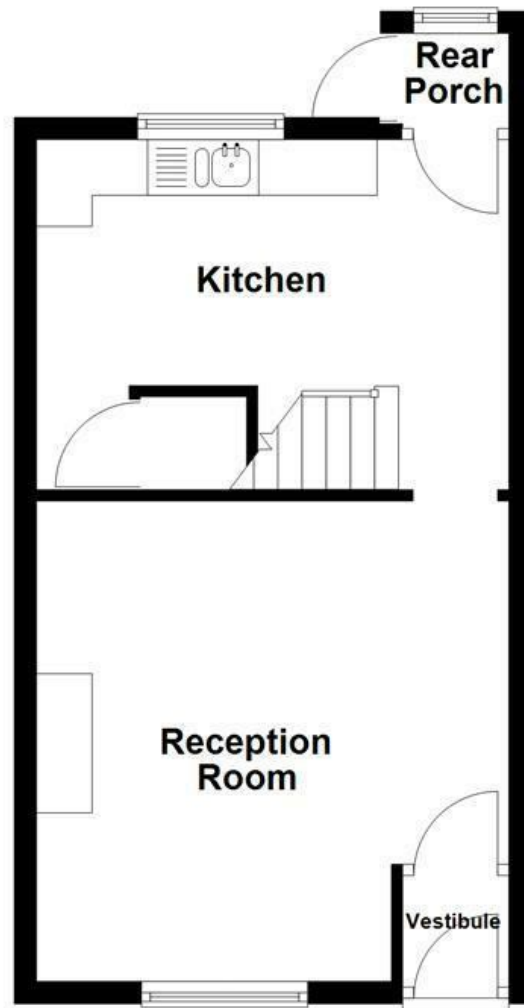
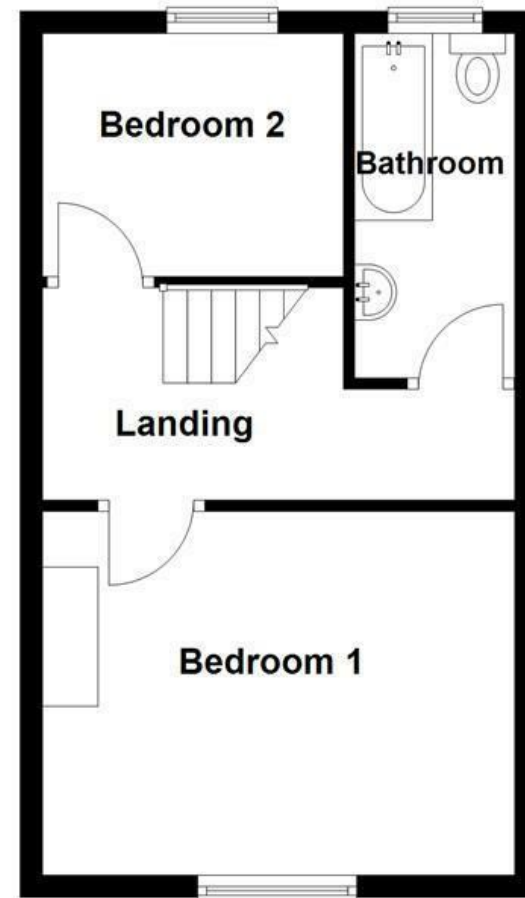


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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.

## Lever Street, Manchester, M26 4PA

### £150,000

TWO-BEDROOM TERRACE IN RADCLIFFE - SOLD WITH NO ONWARDS CHAIN

Nestled on Lever Street in the charming town of Radcliffe, Manchester, this delightful terraced house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts a generous reception room that leads into the kitchen, creating a warm and welcoming space for both relaxation and entertaining.

With two well-proportioned bedrooms, this home offers ample space for individuals or small families. The thoughtfully designed bathroom is well-appointed, ensuring convenience and comfort for daily routines.

One of the standout features of this property is the rear low-maintenance yard, which includes a shed equipped with electrical sockets, providing a practical solution for storage or a potential workshop. This outdoor space is perfect for enjoying the fresh air or hosting gatherings with friends and family.

Overall, this terraced house on Lever Street is a fantastic choice for those looking to step onto the property ladder in a friendly community. With its appealing layout and practical features, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

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# Lever Street, Manchester, M26 4PA

## £150,000

 **2**  **1**  **1**  **C**

- Mid Terraced Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: C
- Two Bedrooms
  - Three Piece Modern Bathroom
  - Tenure: Leasehold
- Spacious Reception Room
  - Enclosed Rear Yard With Shed
  - Council Tax Band: A

### Ground Floor

**Vestibule**  
3'2 x 3' (0.97m x 0.91m)  
UPVC double glazed entrance door, single glazed hardwood window and door to reception room.

**Reception Room**  
14'2 x 13'11 (4.32m x 4.24m)  
UPVC double glazed window, central heating radiator, dado rail, meter cupboard and open access to kitchen.

**Kitchen**  
14' x 10'4 (4.27m x 3.15m)  
UPVC double glazed window, central heating radiator, wall and base units, wood effect worktops, one and half bowl composite sink with draining board and mixer tap, space for freestanding cooker, boiler, plumbing for washing machine, space for fridge freezer, under stairs storage, wood effect floor, stairs to first floor and UPVC door to rear porch.

**Rear Porch**  
3'2 x 2'10 (0.97m x 0.86m)  
UPVC double glazed window, part tiled elevation and door to rear.

### First Floor

**Landing**  
13'11 x 6' (4.24m x 1.83m)  
Central heating radiator and doors to two bedrooms and bathroom.

**Bedroom One**  
13'11 x 10'4 (4.24m x 3.15m)  
UPVC double glazed window and central heating radiator.

**Bedroom Two**  
8'11 x 7'2 (2.72m x 2.18m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
10'2 x 4'8 (3.10m x 1.42m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, marble effect PVC panel elevation and wood effect flooring.

### External

**Rear**  
Enclosed yard and shed.

**Shed**  
9'6 x 7'3 (2.90m x 2.21m)  
Hardwood door, two UPVC double glazed windows and power.

