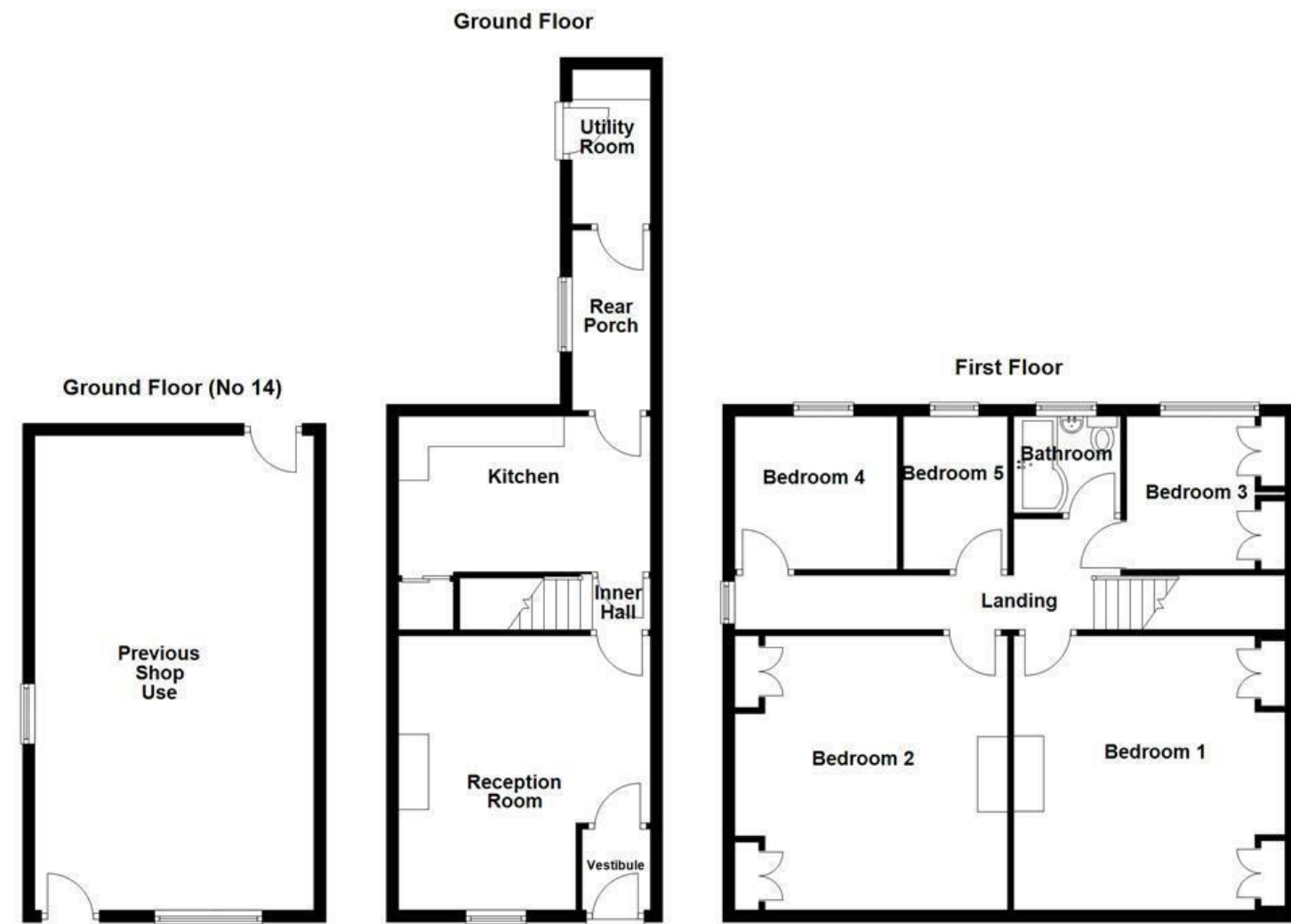




Abden Street, Radcliffe, M26 3AT

Offers Over £230,000

A GREAT INVESTMENT OPPORTUNITY

Located on Abden Street in the vibrant area of Radcliffe, Manchester these two terrace properties present a rare opportunity for both investors and families alike. Offering spacious accommodation and versatile layouts, each home combines comfort, practicality, and strong potential for rental or business income.

The end terrace property benefits from a large downstairs commercial room, ideal for a shop, office, or business use (subject to the necessary consents). To the rear, a yard provides valuable outdoor space that can also be adapted for off-road parking.

Enter next door to find a vestibule leading to a spacious reception. Find your way to the kitchen; designed for practicality and ease, making it an ideal space for family meals and entertaining guests. This property features a separate utility room. A rear yard offers private outdoor space, while the overall layout ensures flexibility for mixed-use or full residential conversion (subject to planning).

Upstairs, there are five generously sized bedrooms and a well-positioned family bathroom, providing ample accommodation for a growing family or the potential to create multiple rental units.

Situated in a sought-after location, Abden Street enjoys a friendly community atmosphere, excellent access to local amenities, schools, and transport links, and proximity to Manchester city centre.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

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- Extended Terraced Property
 - One Reception Room
 - Off Road Parking
 - EPC Rating: TBC
- Previously Part Commercial Use
 - Fitted Kitchen
 - Tenure: Leasehold
- Five Bedrooms
 - Three Piece Bathroom
 - Council Tax Band: A

Ground Floor (No 12)

Vestibule
4'5 x 3'9 (1.35m x 1.14m)
Hardwood frosted single glazed entrance door and door to reception room.

Reception Room
14'11 x 13'9 (4.55m x 4.19m)
UPVC double glazed window, central heating radiator, coving, living flame gas fire, marble effect heart and surround, ceiling fan and door to inner hall.

Inner Hall
Stairs to first floor and door to kitchen

Kitchen
15' x 8'6 (4.57m x 2.59m)
UPVC double glazed window, central heating radiator, gloss wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, space for freestanding cooker, extractor hood, plumbing for washing machine, Ideal boiler, under stairs storage, tiled floor and door to rear porch.

Rear Porch
9'10 x 4'2 (3.00m x 1.27m)
UPVC double glazed window, central heating radiator, tile effect floor and doo to utility room.

Utility Room
8'5 x 4'3 (2.57m x 1.30m)
Wood effect base units, granite effect worktops and hardwood door to rear.

First Floor

Landing
18'2 x 6' (5.54m x 1.83m)
UPVC double glazed frosted window and doors to five bedrooms and bathroom.

Bedroom One
15'2 x 13'10 (4.62m x 4.22m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two
15'2 x 13'10 (4.62m x 4.22m)
UPVC double glazed window, central heating radiator, coving, picture rail and fitted wardrobes.

Bedroom Three
8'10 x 8'8 (2.69m x 2.64m)
UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Four
8'10 x 8'7 (2.69m x 2.62m)
UPVC double glazed window, central heating radiator and spotlights.

Bedroom Five
8'9 x 5'8 (2.67m x 1.73m)
UPVC double glazed window and central heating radiator.

Bathroom
5'10 x 5'3 (1.78m x 1.60m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with traditional taps, P shape bath with mixer tap and electric feed shower over, tiled elevation and tiled floor.

External

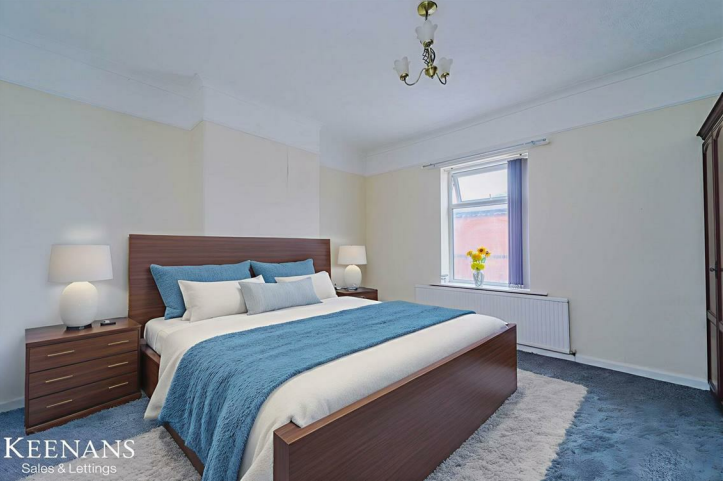
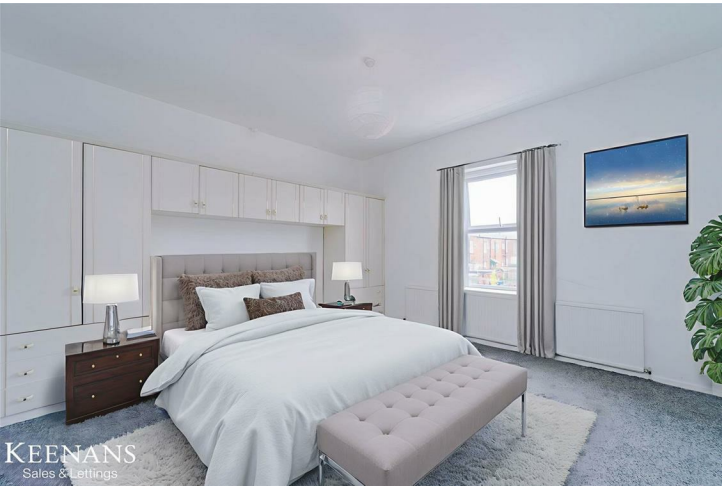
Front
Paved courtyard.

Rear
Enclosed yard.

Ground Floor (No 14)
25'10 x 15'3 (7.87m x 4.65m)
UPVC double glazed frosted entrance door, UPVC double glazed window, hardwood frosted window, spotlights and hardwood door to rear.

External

Rear
Off road parking.



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