



pearson
ferrier  *a property for everyone*

14 GRINDROD STREET
Manchester, M26 4DZ
Auction Guide £80,000

14 GRINDROD STREET

Property at a glance

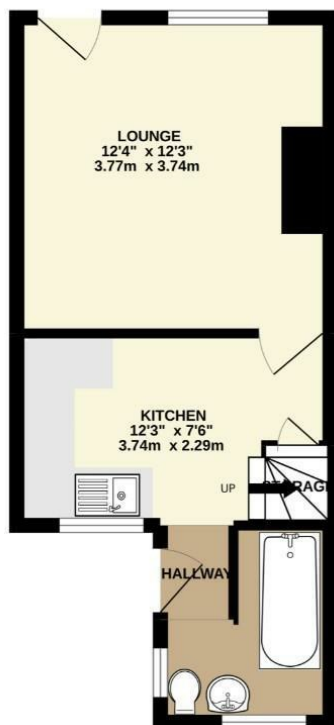
- AUCTION GUIDE PRICE £80,000 - £100,000
- COTTAGE STYLE PROPERTY
- GARDENS TO FRONT AND REAR
- LOCATED IN RADCLIFFE JUST OFF AINSWORTH ROAD
- WALKING DISTANCE TO RADCLIFFE TRAM STOP
- IDEAL RENOVATION PROJECT

For sale via Pearson Ferrier online auctions starting Tuesday 27th September, bidding will be on the Pearson Ferrier website. An attractive cottage style property located close to Radcliffe centre with tram links to Manchester City centre. The property offers great potential with two double bedrooms, bathroom, lounge and kitchen. It does require refurbishment, but offers buyers a great opportunity to put their own stamp on the property and also add value. There are garden areas to the front and rear. The property is located just off Ainsworth Road in Radcliffe in a row of similar cottages. There are a good selection of local amenities including Asda supermarket as well as a good selection of local shops, schools and Redbank playing fields. There are good public transport links via tram and bus as well as access to Bury and Bolton town centres. For viewings please contact Pearson Ferrier. Auction guide price £80,000 - £100,000. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

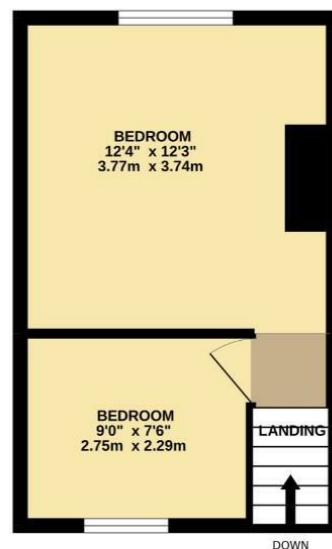




GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropack 6/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

pearson
ferrier  a property for everyone