



pearson
ferrier® 

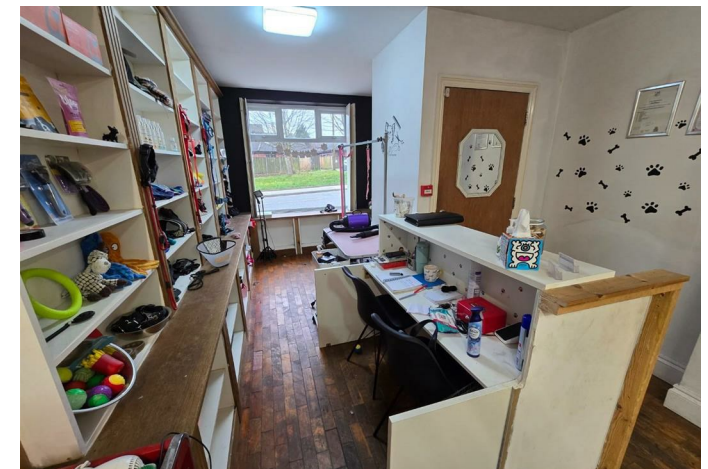
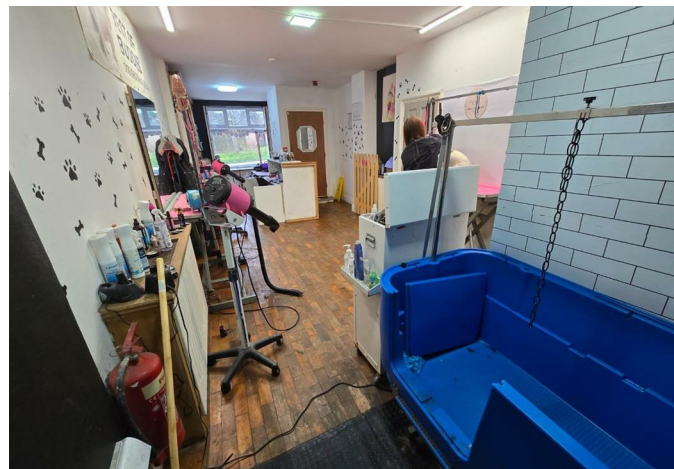
52 AINSWORTH ROAD
Radcliffe, M26 4EA
Auction Guide £90,000

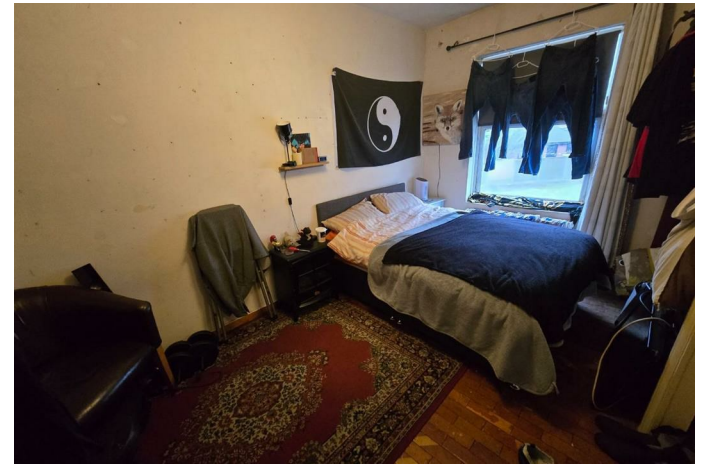
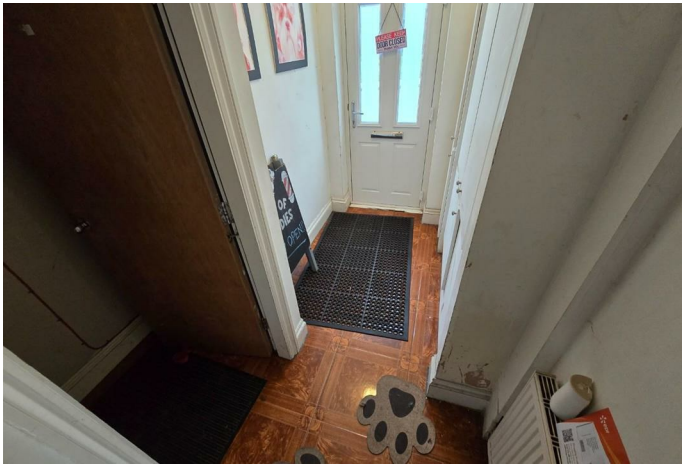
52 AINSWORTH ROAD

Property at a glance

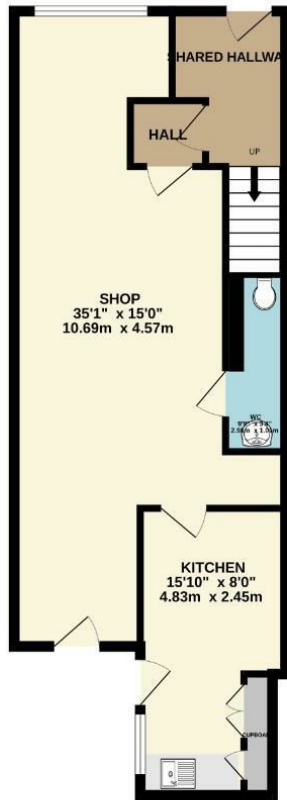
- GROUND FLOOR SHOP AND 2 BEDROOM FLAT
- IDEAL BUY TO LET INVESTMENT
- GROUND FLOOR TENANTED AT £5,400 PA UPSTAIRS VACANT
- LOCATED CLOSE TO RADCLIFFE CENTRE

For sale via Pearson Ferrier Auctions starting Tuesday 14th July, bidding will be on the Pearson Ferrier website and you can register to bid now. An ideal mixed use buy to let opportunity with tenants in place. To the ground floor there is a dog groomers, with a two bedroom flat upstairs. The ground floor tenant pays £450pcm, with the upstairs being vacant. The property is located on Ainsworth Road in Radcliffe with a good selection of local shops, Radcliffe centre and trams to Manchester close by. 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
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1122 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, 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 Measure (2020)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
102 plus	A			102 plus	A		
81-101	B			81-101	B		
62-80	C			62-80	C		
43-61	D			43-61	D		
25-42	E			25-42	E		
10-24	F			10-24	F		
1-9	G			1-9	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.