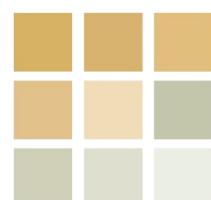




**pearson
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**29 ASHWORTH STREET
Manchester, M26 2XU
Offers In The Region Of £180,000**

29 ASHWORTH STREET

Property at a glance

- mews property
- three bedrooms
- PVC double glazing & GCH system
- cul-de-sac location close by to all local amenities
- in need of upgrading
- block paved driveway providing off road parking for two cars
- private rear garden
- offered for sale with vacant possession and no upward chain

Pearson Ferrier are pleased to bring to the market this three-bedroom mews property, ideally positioned within a quiet cul-de-sac setting on Ashworth Street, Radcliffe.

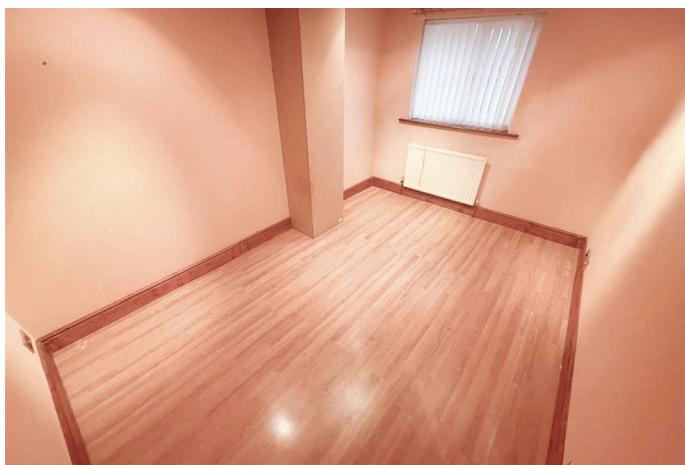
The property benefits from PVC double glazing and a gas central heating system and offers well-proportioned accommodation throughout. While in need of upgrading, it presents an excellent opportunity for buyers looking to modernise and add value to a home to their own taste.

Externally, the property features a block paved driveway providing off-road parking for two vehicles, along with a private rear garden offering a pleasant outdoor space.

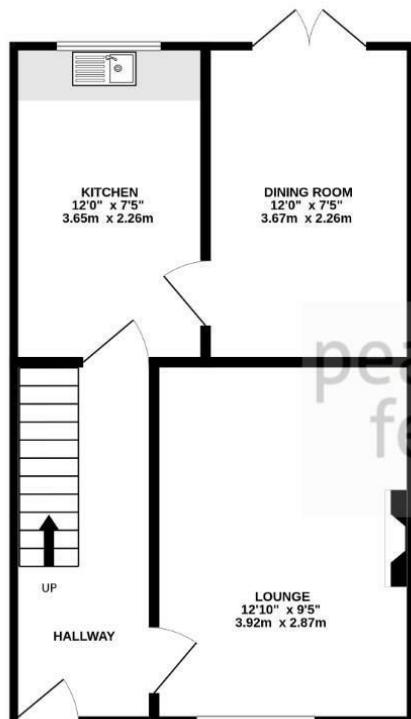
Conveniently located close to a range of local amenities, the property is within easy reach of Radcliffe Metrolink station, providing direct access into Manchester City Centre, making it an ideal choice for commuters.

The property is offered for sale with vacant possession and no upward chain, allowing for a straightforward purchase.

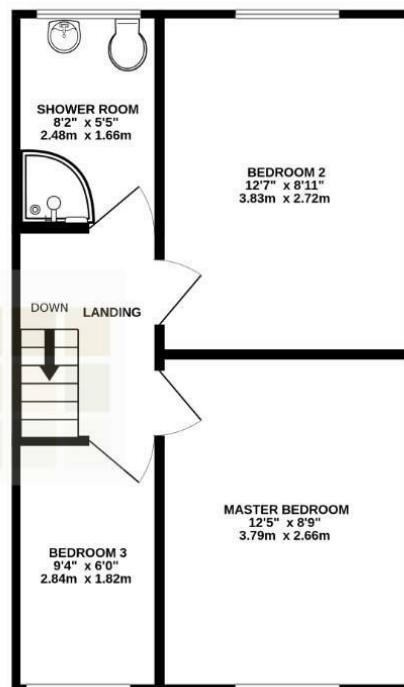




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 not 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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.

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