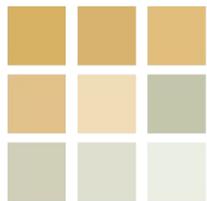




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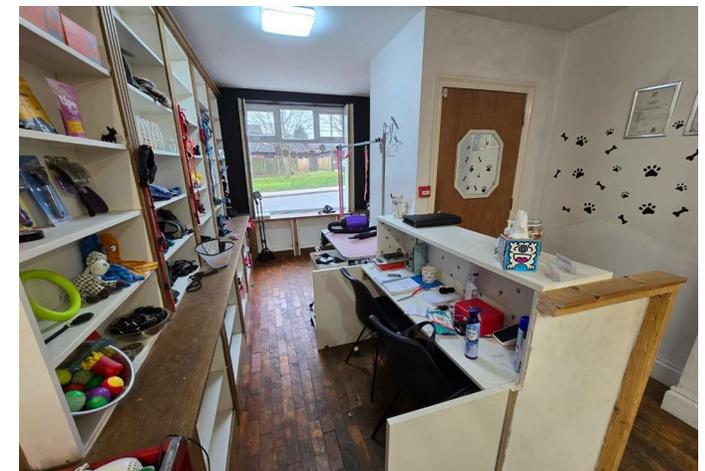
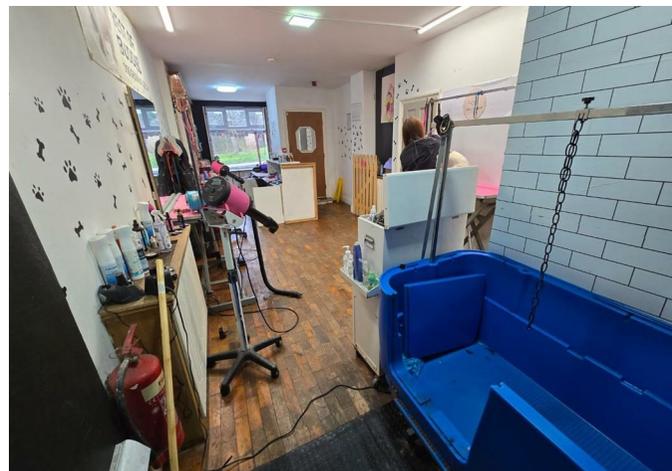
52. AINSWORTH ROAD  
Radcliffe, M26 4EA  
Auction Guide £90,000

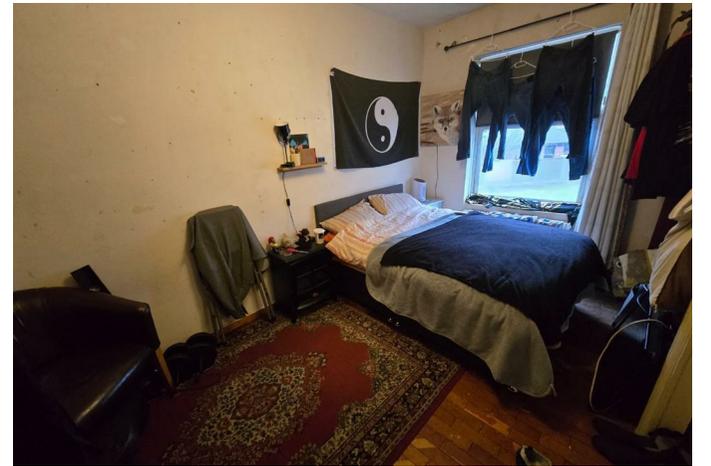
## 52. AINSWORTH ROAD

### Property at a glance

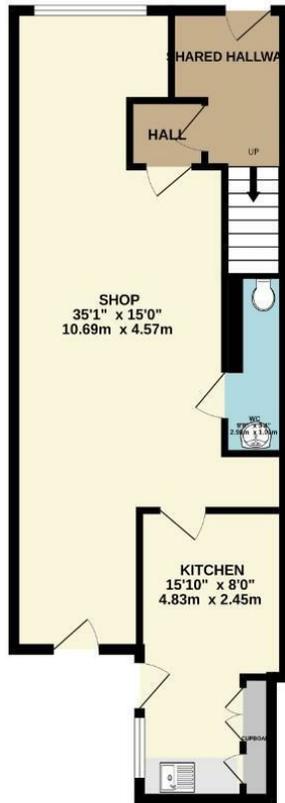
- GROUND FLOOR SHOP AND 2 BEDROOM FLAT
- GUIDE PRICE £90,000 - £100,000
- FULLY TENANTED AT £10,200 PA
- LOCATED CLOSE TO RADCLIFFE CENTRE

For sale via Pearson Ferrier Auctions starting Tuesday 12th May, 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 let at £400pcm Yearly income of £10,200. The property is located on Ainsworth Road in Radcliffe with a good selection of local shops, Radcliffe centre and trams to Manchester close by. Auction guide price £90,000 - £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  
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, walkways, 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		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.