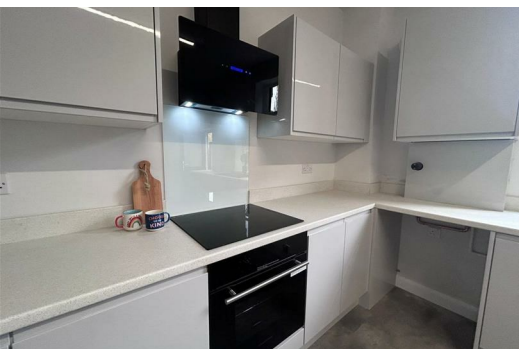




## Stoneclough Road, Radcliffe, M26 1HE

### Price £175,000

\*\*\*RECENTLY FULLY REFURBISHED AND MODERNISED\*\*\*

\*\*\*A GREAT FIRST TIME BUY, SECOND TIME HOME OR AN INVESTMENT OPPORTUNITY\*\*\*

A two-bedroom mid-terraced property on Stoneclough Road in the popular area of Stoneclough in Radcliffe. The property comprises; lounge, a modern new fitted kitchen, two double bedrooms and a new three-piece bathroom suite with a shower over the bath. The property benefits from being fully refurbished with a new gas central heating, a new roof, new uPVC double glazing and doors, new neutral decor throughout, new neutral flooring throughout, a new bathroom suite, a new kitchen, new black fittings to the bathroom and kitchen and externally there is an enclosed rear yard and parking for one car.

The property location is situated well for access to Bolton, Radcliffe, Manchester and surrounding areas via the motorway links and it has great access to schools, amenities, and local shops/supermarkets.

This property is a great buy to let as it is currently let out at £995 PCM achieving £11,940 per annum and is situated in a sought-after area.

The property is being sold with vacant possession, no onward chain.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.

**Lounge**

14'5" x 14'1" (4.40 x 4.30)

**Kitchen**

14'5" x 12'1" (4.40 x 3.70)

**Bedroom 1**

14'5" x 11'5" (4.40 x 3.50)

**Bedroom 2**

6'10" x 14'9" (2.10 x 4.50)

**Bathroom**

7'2" x 9'2" (2.20 x 2.80)

**Disclaimer:**

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion or with sitting Tenancy

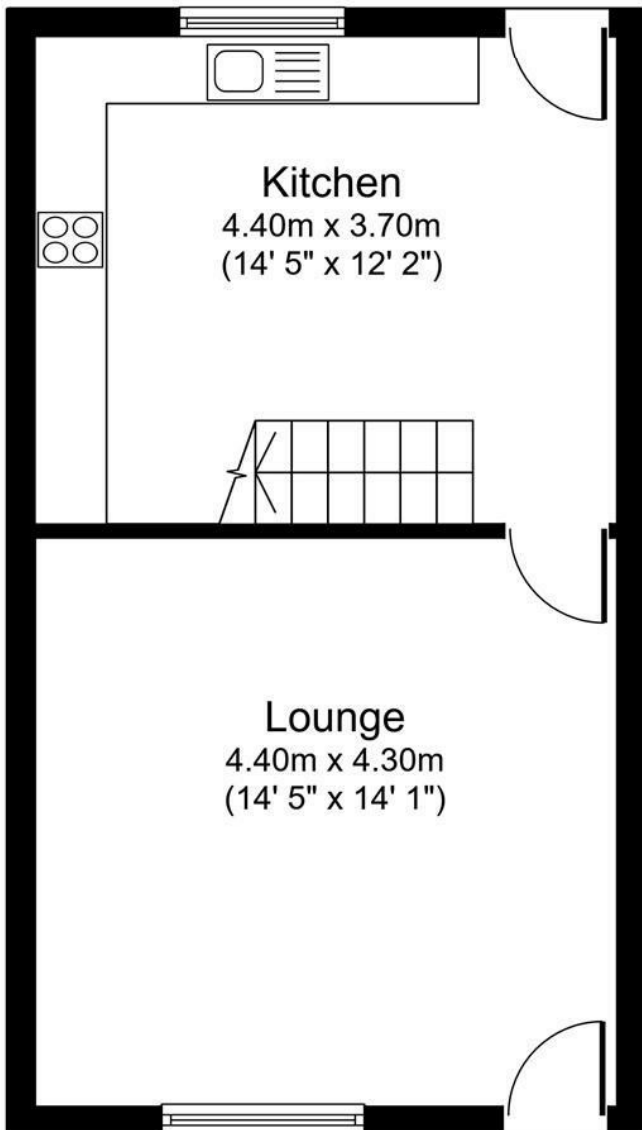
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

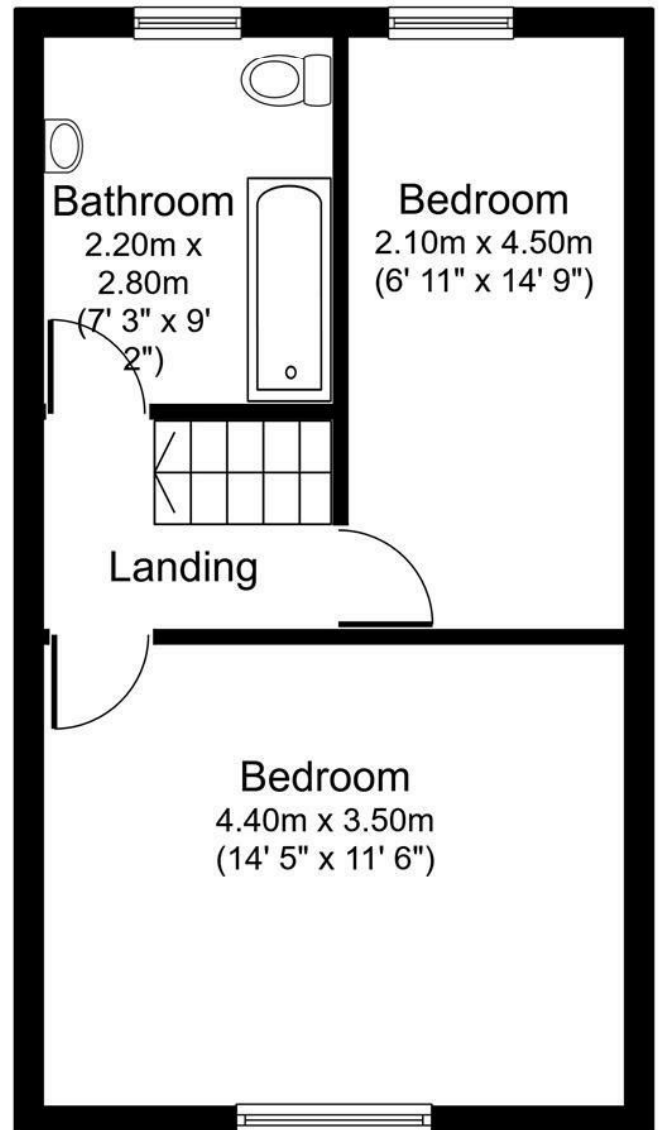
**Important Information for Successful Buyers:**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Total floor area 71.3 sq.m. (767 sq.ft.) approx



**Ground Floor**



**First Floor**

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