

Canalside, Radcliffe, Manchester M26 3BS Offers In The Region Of £100,000

A WELL PRESENTED, SPACIOUS, GROUND FLOOR, TWO BEDROOM APARTMENT situated on a modern development in a popular area within Radcliffe.

Situated just off Water Street Lane in Radcliffe it is within walking distance to Radcliffe Town Centre and within a short journey to Bury, Whitefield and Bolton as well as having great access to local amenities, bus routes, the tram, and the motorway networks (M60, M66, M61, M65 & M62).

The property comprises: a hallway, a separate fitted kitchen with appliances, a lounge with French doors leading to the balcony and patio areas, two bedrooms with the main bedroom having built in wardrobes and then there is a three-piece bathroom suite with a shower over the bath just off the hallway.

The property benefits from having electric heating, neutral decor, neutral flooring, double glazing, intercom access to the block, a great outside area via the balcony and an allocated car parking space.

This property is suitable for a number of buyers, first time buyers, people down sizing as well as investors due to the current demand for housing as the potential rent per annum is £10,740.

This property will be sold with vacant possession.

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

Lounge

14'1" x 11'5" (4.30m x 3.50m)

Kitchen

8'10" x 8'6" (2.70m x 2.60m)

Bathroom

9'10" x 5'10" (3.00m x 1.80m)

Bedroom

8'2" x 7'6" (2.50m x 2.30)

Bedroom

8'2" x 13'9" (2.50m x 4.20m)

Balcony

8'2" x 8'6" (2.50m x 2.60m)

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

Possession:

Vacant possession upon completion

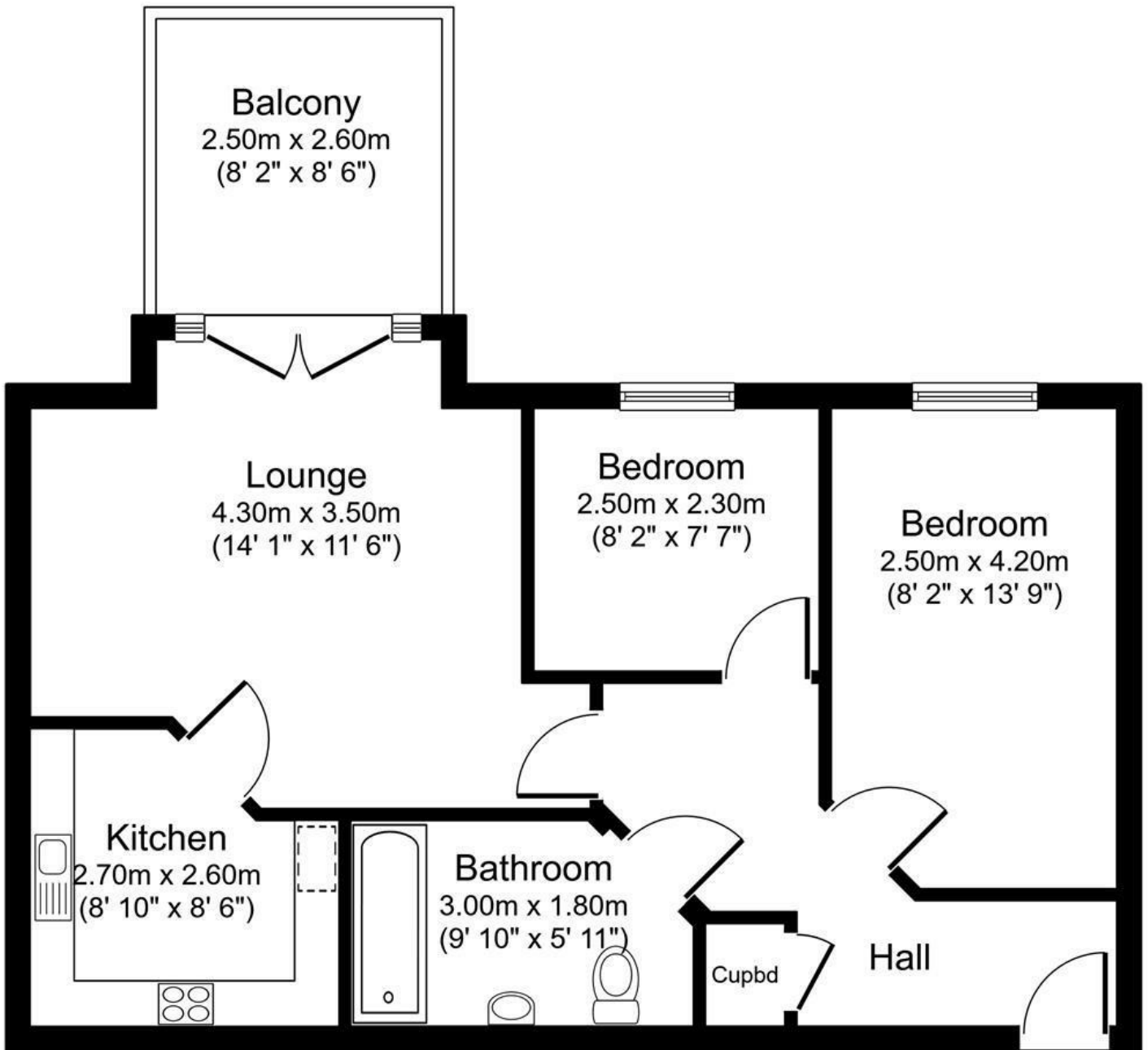
Viewing:

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 52.8 sq.m. (568 sq.ft.) approx



Floor Plan

Created using Vision Publisher™

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 81 |

| 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 | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | 83 |



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