



22 Betley Street Manchester M26 2RY

- No onward chain
- Beautiful front aspect overlooking playing fields
- Great local amenities
- Four piece bathroom
- Two bedrooms
- Walking distance to Metrolink
- Sought after location
- Loft area for storage

£110,000



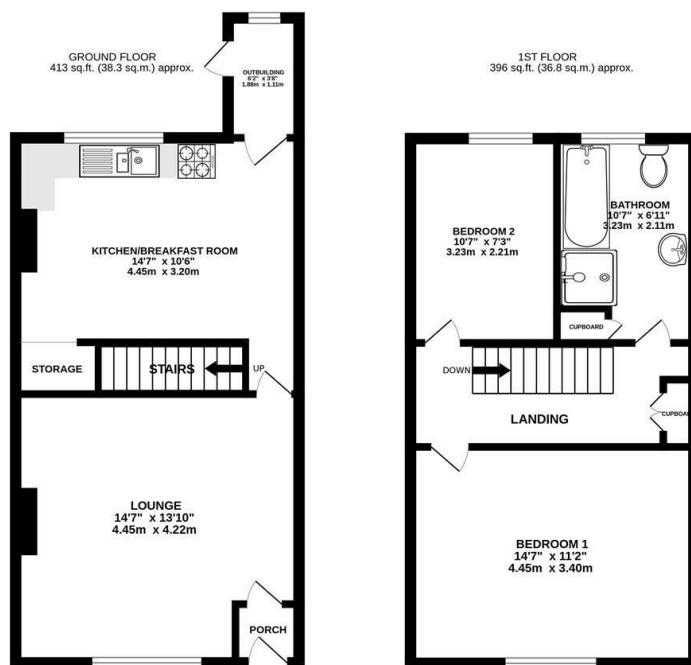
Fantastic location with views overlooking the park and playing fields! This two bedroom mid-terrace house in a popular area of Radcliffe is a great investment opportunity or first time buy!

To the ground floor there is a good-size lounge, with small porch to the front of the property providing additional security, with a kitchen-diner to the rear of the property, both of which span the full width of the house. Just off the kitchen is a small outbuilding, ideal for storage, which also provides access to the rear yard.

Venture up to the first floor and you will find the main bedroom, also spanning the width of the property, a smaller second bedroom and a four-piece bathroom. There is also access to the loft space for additional storage.

Situated just a 10 minute walk from Radcliffe metrolink, and several bus stops, you're ideally placed for commuting, and for those travelling further afield, there is great access to the motorway network. With plenty of great local amenities, shops and schools, there's something for everyone.

With a little TLC and modernisation in areas, this could make a beautiful home, so contact our office today for more information and to book a viewing!



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		85
(81-91)	B		
(69-80)	C	68	
(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		

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		

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