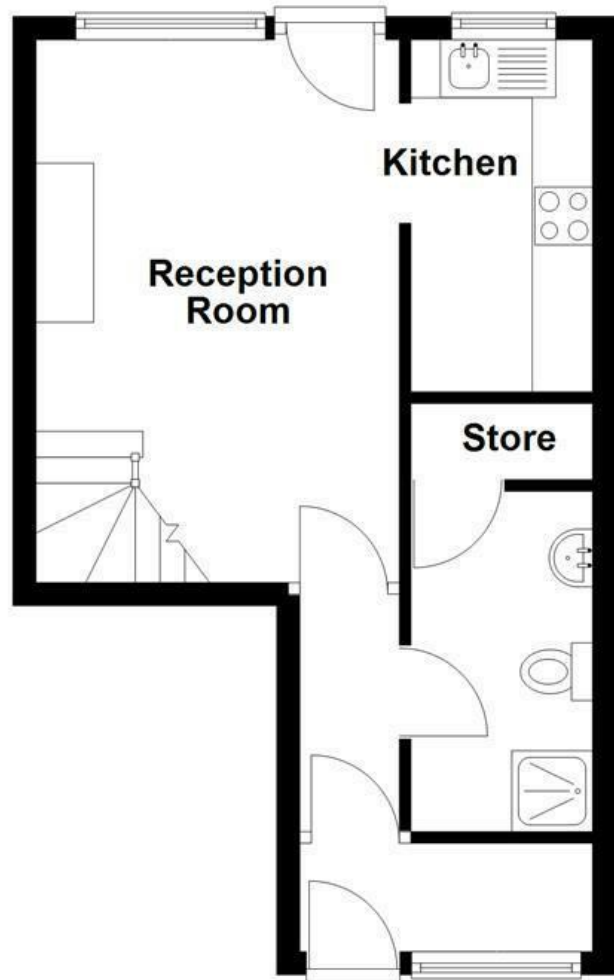
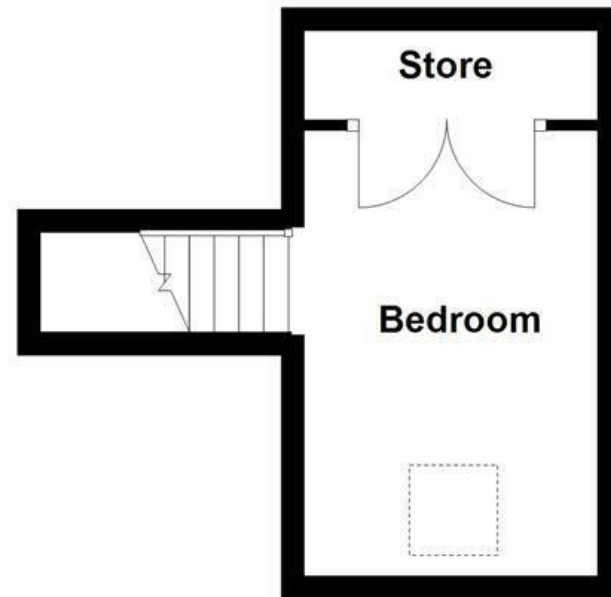


Ground Floor
Approx. 331.2 sq. feet



First Floor
Approx. 150.0 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lever Street, Manchester, M26 4PG

Offers Over £120,000

A BRILLIANT ONE BEDROOM TERRACED PROPERTY IN RADCLIFFE

Nestled on Lever Street in the charming town of Radcliffe, Manchester, this delightful one-bedroom terraced house presents an excellent opportunity for first-time buyers or those looking to downsize. The property boasts a well-proportioned reception room, providing a warm and inviting space for relaxation or entertaining guests. The bedroom is comfortably sized, offering a peaceful retreat at the end of the day. The bathroom is functional and well-maintained, catering to all your essential needs. One of the standout features of this home is the potential for value addition, allowing you to personalise the space to your taste and preferences.

The property is set in a good location, providing easy access to local amenities and transport links, making it ideal for those who appreciate convenience. Additionally, the garden offers a lovely outdoor space, perfect for enjoying the fresh air or cultivating your own plants. The driveway adds to the practicality of the home, ensuring off-road parking for your vehicle.

This terraced house is not just a property; it is a canvas for your future. With its appealing features and potential for enhancement, it is a wonderful opportunity for anyone looking to establish their home in a vibrant community. Do not miss the chance to make this charming house your own.

Lever Street, Manchester, M26 4PG

Offers Over £120,000



- One Bedroom Terraced Property
- Large Reception Room
- Wet Room
- Bedroom with Velux Windows
- Large Driveway
- Low Maintenance Rear Garden
- Close to Commuter Links
- Tenure Freehold
- Council Tax Band A
- EPC C

Ground Floor

Porch

8'7 x 3'1 (2.62m x 0.94m)

Hallway

6'2 x 2'1 (1.88m x 0.64m)

Bathroom

9'8 x 5'8 (2.95m x 1.73m)

Reception Room

15'5 x 10'4 (4.70m x 3.15m)

Kitchen

10'10 x 5'2 (3.30m x 1.57m)

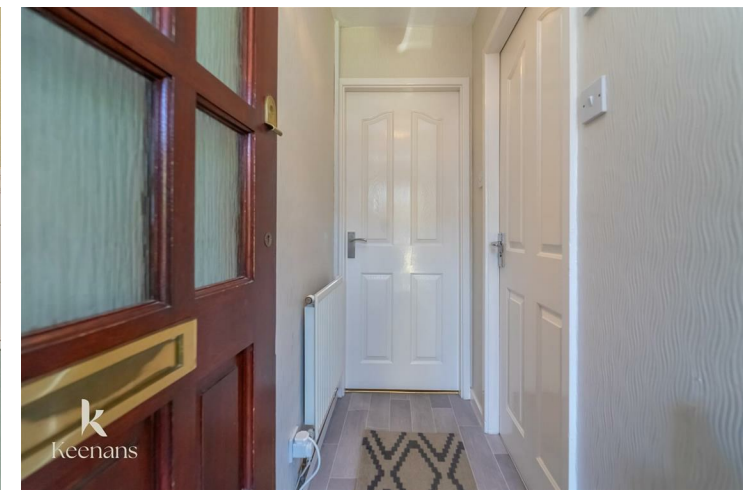
First Floor

Bedroom

12'3 x 8'3 (3.73m x 2.51m)

Rear

Front Driveway. Rear laid-to-lawn garden, pathway, garden shed.



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