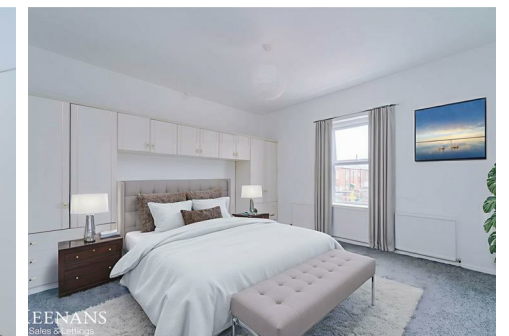
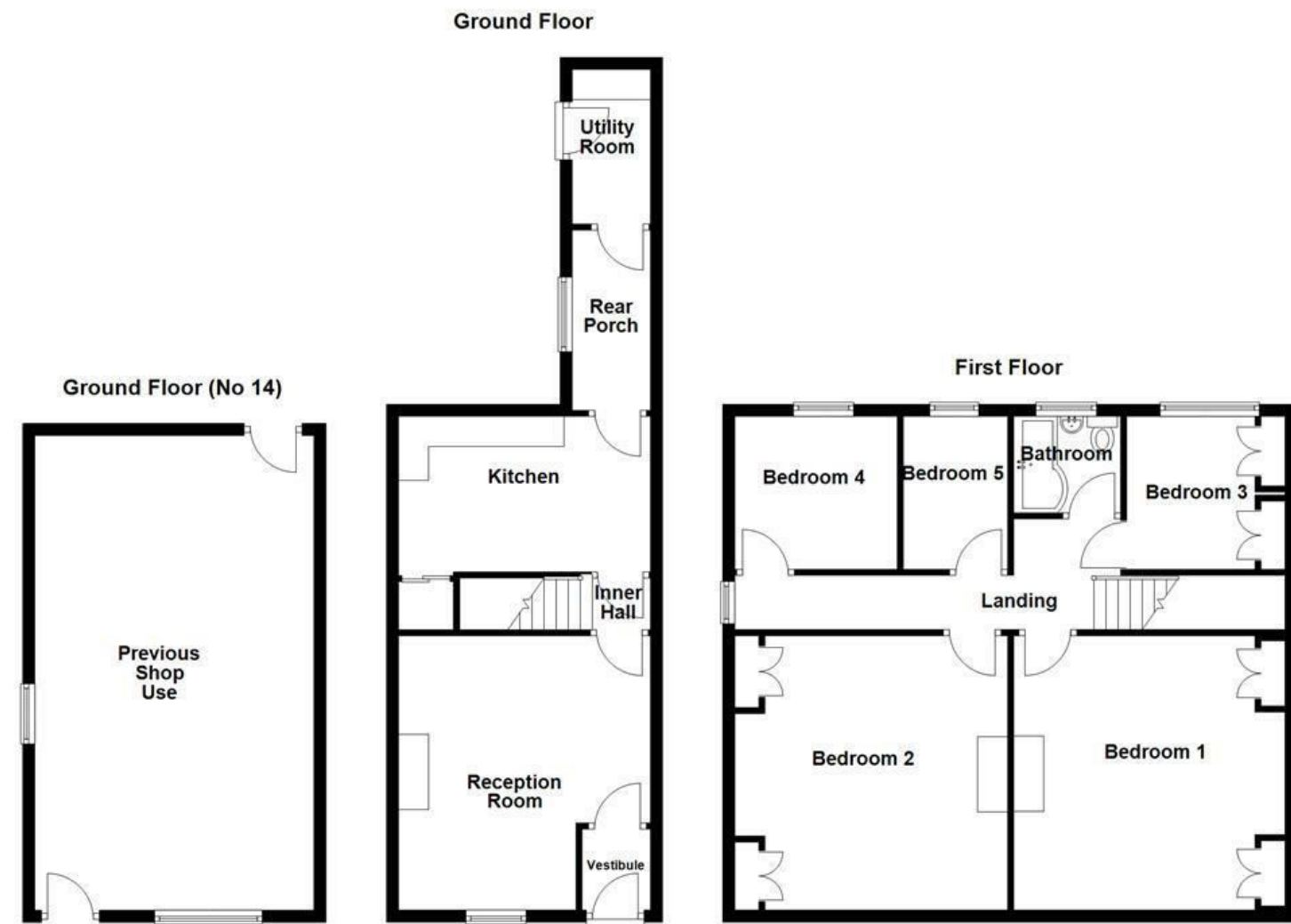




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Abden Street, Radcliffe, M26 3AT

Offers Over £230,000

A GREAT INVESTMENT OPPORTUNITY

Located on Abden Street in the vibrant area of Radcliffe, Manchester, this mid-terrace house presents an exceptional opportunity for both investors and families alike. Boasting five generously sized bedrooms, this property is perfect for those seeking ample living space. The well-proportioned reception room welcomes you into the home, providing a comfortable area for relaxation and social gatherings.

The spacious kitchen is designed for practicality and ease, making it an ideal space for family meals and entertaining guests. The family bathroom is conveniently located, ensuring that the needs of a busy household are met with ease. Additionally, the property features a rear yard, offering a private outdoor space for leisure and recreation.

This property is particularly appealing to investors, as it includes a commercial shop for sale, complete with off-road parking. This unique feature not only enhances the property's value but also provides a potential source of income.

Situated in a sought-after location, this home benefits from a friendly community atmosphere and easy access to local amenities, schools, and transport links. Whether you are looking to invest or seeking a family home, this property on Abden Street is a remarkable find that combines space, convenience, and potential. Do not miss the chance to explore this fantastic opportunity.

Some images have been digitally staged using AI, to illustrate the potential layout and appearance of the property.

Abden Street, Radcliffe, M26 3AT

Offers Over £230,000



- Extended Terraced Property
- One Reception Room
- Off Road Parking
- EPC Rating: TBC
- Previously Part Commercial Use
- Fitted Kitchen
- Tenure: Leasehold
- Five Bedrooms
- Three Piece Bathroom
- Council Tax Band: A

Ground Floor (No 12)

Vestibule

4'5 x 3'9 (1.35m x 1.14m)

Hardwood frosted single glazed entrance door and door to reception room.

Reception Room

14'11 x 13'9 (4.55m x 4.19m)

UPVC double glazed window, central heating radiator, coving, living flame gas fire, marble effect hearth and surround, ceiling fan and door to inner hall.

Inner Hall

Stairs to first floor and door to kitchen

Kitchen

15' x 8'6 (4.57m x 2.59m)

UPVC double glazed window, central heating radiator, gloss wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, space for freestanding cooker, extractor hood, plumbing for washing machine, Ideal boiler, under stairs storage, tiled floor and door to rear porch.

Rear Porch

9'10 x 4'2 (3.00m x 1.27m)

UPVC double glazed window, central heating radiator, tile effect floor and doo to utility room.

Utility Room

8'5 x 4'3 (2.57m x 1.30m)

Wood effect base units, granite effect worktops and hardwood door to rear.

First Floor

Landing

18'2 x 6' (5.54m x 1.83m)

UPVC double glazed frosted window and doors to five bedrooms and bathroom.

Bedroom One

15'2 x 13'10 (4.62m x 4.22m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

15'2 x 13'10 (4.62m x 4.22m)

UPVC double glazed window, central heating radiator, coving, picture rail and fitted wardrobes.

Bedroom Three

8'10 x 8'8 (2.69m x 2.64m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Four

8'10 x 8'7 (2.69m x 2.62m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Five

8'9 x 5'8 (2.67m x 1.73m)

UPVC double glazed window and central heating radiator.

Bathroom

5'10 x 5'3 (1.78m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with traditional taps, P shape bath with mixer tap and electric feed shower over, tiled elevation and tiled floor.

External

Front

Paved courtyard.

Rear

Enclosed yard.

Ground Floor (No 14)

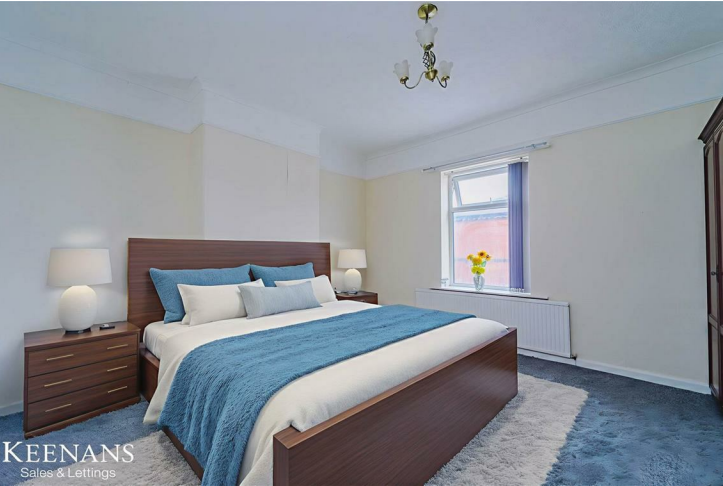
25'10 x 15'3 (7.87m x 4.65m)

UPVC double glazed frosted entrance door, UPVC double glazed window, hardwood frosted window, spotlights and hardwood door to rear.

External

Rear

Off road parking.



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