

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Ainsworth Road, Manchester, M26 4EY

### £175,000

A MODERN TWO BEDROOM MID TERRACE HOME

Located on Ainsworth Road in the charming town of Radcliffe, this delightful mid-terrace house offers a perfect blend of comfort and modern living. With two generously sized bedrooms, this property is ideal for small families, couples, or individuals seeking extra space.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is well-equipped and designed for convenience, making meal preparation a pleasure. Additionally, a separate utility area enhances functionality, ensuring that your living space remains tidy and organised.

The two bedrooms are thoughtfully designed, offering ample room for furnishings and personal touches. The spacious family bathroom is a highlight, providing a comfortable retreat for your daily routines.

Outside, the rear yard presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, al fresco dining, or simply unwinding in the fresh air.

This property is not only a lovely home but also benefits from its location in Radcliffe, which boasts a range of local amenities, schools, and transport links, making it a practical choice for everyday living.

# Ainsworth Road, Manchester, M26 4EY

£175,000



- Mid Terrace Property
- Fitted Kitchen & Utility Room
- Enclosed Rear Yard
- EPC Rating E
- Two Bedrooms
- Four Piece Bathroom
- Leasehold
- Two Reception Rooms
- On Street Parking
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'3 x 3' (0.99m x 0.91m)

### Reception Room One

14'3 x 14'2 (4.34m x 4.32m)

### Kitchen

11'6 x 11'3 (3.51m x 3.43m)

### Utility Room

13' x 6'8 (3.96m x 2.03m)

## First Floor

### Landing

12'3 x 4'5 (3.73m x 1.35m)

### Bedroom One

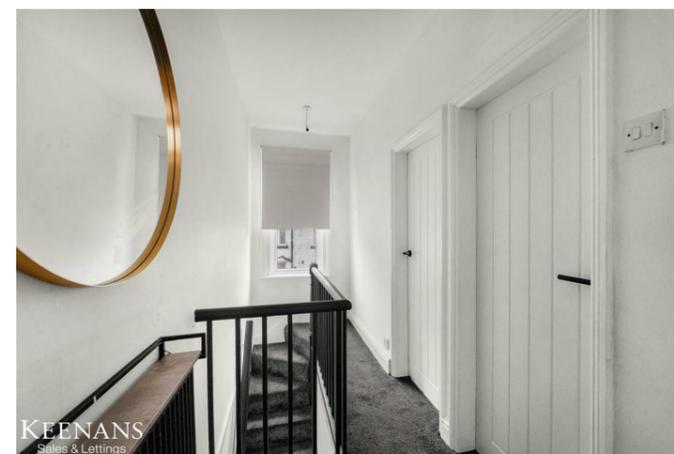
14'3 x 14'2 (4.34m x 4.32m)

### Bedroom Two

9'5 x 8' (2.87m x 2.44m)

### Bathroom

9'3 x 7'9 (2.82m x 2.36m)



Tel: 01617510340

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