

Ainsworth Road, Manchester, M26 4EY

Offers Over £155,000

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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 82 |
| (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.

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 2  1  2  C

- Mid Terrace Property
- Fitted Kitchen & Utility Room
- Enclosed Rear Yard
- EPC Rating C
- 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

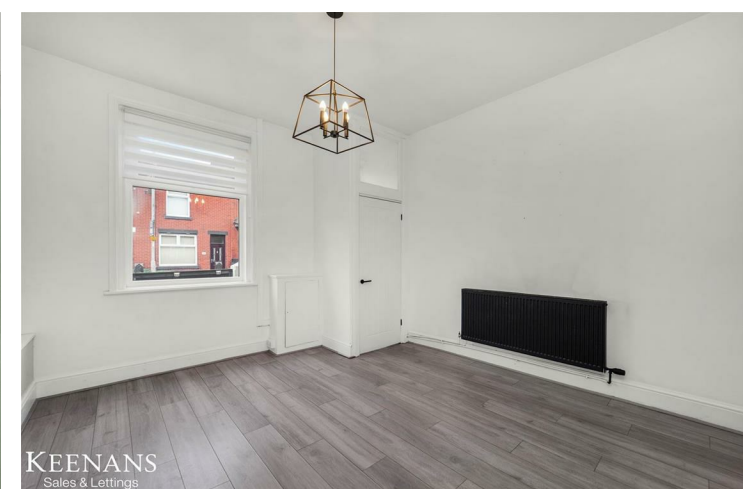
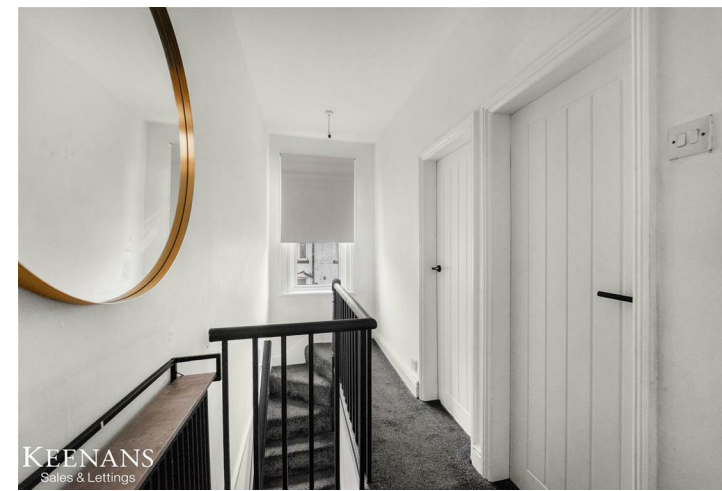
14'3" x 14'2" (4.34m x 4.32m)

Bedroom Two

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

Bathroom

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



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