

**84 Lever Street, Radcliffe, Manchester, M26 4PQ**



**£84,995**

Two bedroom mid terraced property ideally situated for access to local amenities, shops and schools. Will make a great first purchase or buy to let investment. Lounge and fitted kitchen two bedrooms and shower room, Garden courtyard to rear, sold with no chain and vacant possession. Viewing advised



Located within easy reach of local amenities, shops, schools and Radcliffe town centre this two bedroom mid terraced property will make a great first purchase or buy to let investment (was let at £475 pcm making a 7% yield ) The property comprises :- Porch, lounge, kitchen diner, to the first floor there are two generous bedrooms and shower room fitted with a three piece suite. Outside there is a courtyard garden to the rear and on road parking at the front. Sold with no chain and vacant possession the property must be viewed to be appreciated.

#### **Porch**

Door to:



#### **Lounge 14'2" x 13'9" (4.32m x 4.19m)**

UPVC double glazed window to front, double radiator, dado rail, coving to textured ceiling, door to:

#### **Kitchen 7'8" x 13'9" (2.34m x 4.19m)**

Base and eye level cupboards with worktop space over, composite sink unit with single drainer, mixer tap and tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring ceramic hob, uPVC double glazed window to rear, uPVC frosted double glazed window to rear, radiator, laminate flooring, stairs to first floor landing, uPVC double glazed door to rear, open plan to walk-in under-stairs storage space.



#### **Landing**

Door to:

#### **Bedroom 1 11'5" x 13'1" (3.49m x 4.00m)**

UPVC double glazed window to front, radiator, laminate flooring.



#### **Bedroom 2 7'7" x 8'10" (2.31m x 2.69m)**

UPVC double glazed window to rear, double radiator, door to built-in over-stairs storage cupboard.

#### **Shower Room**

Fitted with three piece white suite comprising shower enclosure with power shower over, pedestal wash hand basin with tiled splashback and low-level WC, uPVC frosted double glazed window to rear, radiator.



#### **Outside**

Enclosed by brick wall and timber fencing to rear, hard standing and courtyard, rear gated access.



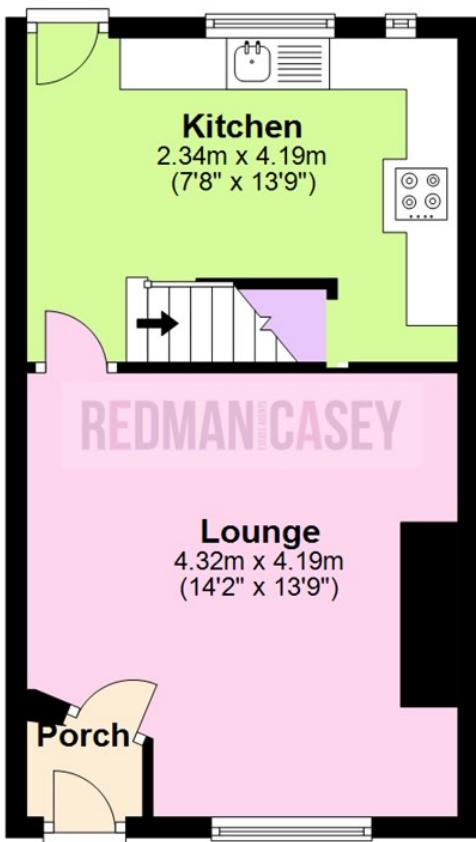


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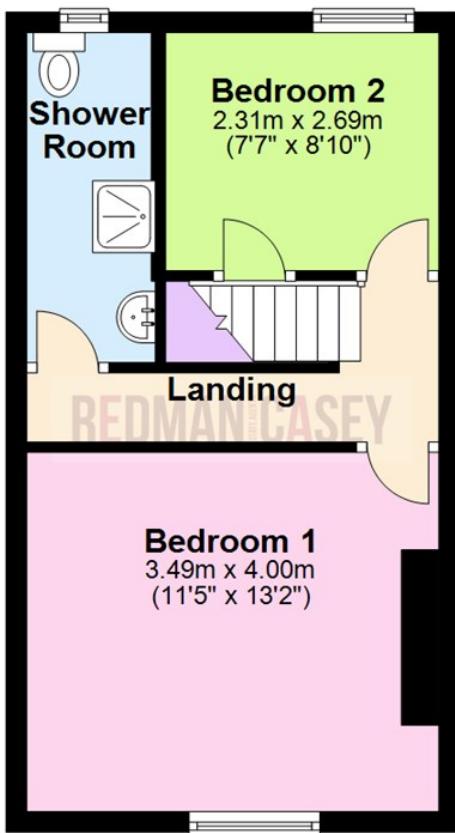
## Ground Floor

Approx. 31.0 sq. metres (333.7 sq. feet)



## First Floor

Approx. 30.4 sq. metres (327.2 sq. feet)



Total area: approx. 61.4 sq. metres (660.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

