



**Higher Ainsworth Road  
Radcliffe  
Manchester  
Lancashire  
M26 4HZ**

**Offers in Excess of £118,000**

**bettermove**

# Higher Ainsworth Road

## Manchester

Bettermove are proud to welcome to the market this charming two bedroom terraced house in Radcliffe, available with no forward chain.

The property is leasehold with 854 years remaining on the lease - there is no ground rent or service charge payable. The council tax band is A.

The interior of this well presented property consists of a spacious lounge and fitted kitchen on the ground floor. The first floor comprises two bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with artificial lawn, perfect for enjoying the summer months.

Located in the popular town of Radcliffe, the property is close to a number of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A58, A56, M66, M62, Radcliffe and Bury tram stops and Bolton rail station.

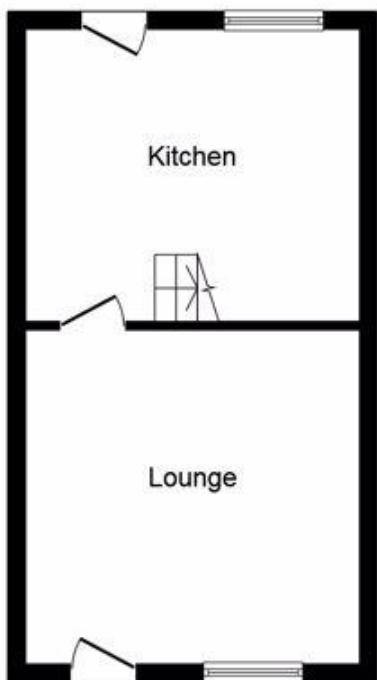
This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

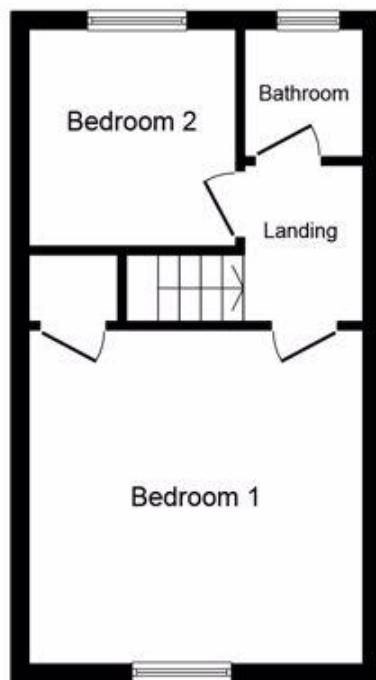
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Ground Floor**



**First Floor**

Total floor area 60.8 sq.m. (654 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 79        |
| (55-68) <b>D</b>                                   | 59                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |



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