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2 Stanford Close, Manchester, M26 1BA
Offers in excess of £100,000

*** Tenant In Situ *** Investors Opportunity ***

Good Move are pleased to present this two-bedroom property on Stanford Close, Radcliffe, Manchester, offered for sale with a tenant in situ, making it an excellent opportunity for investors seeking a property with an existing tenancy.

The accommodation briefly comprises an entrance hall leading into the lounge, a fitted kitchen, two well-proportioned bedrooms and a bathroom. The property further benefits from off-road parking for multiple vehicles. Externally, there are gardens to both the front and rear, with attractive views over surrounding parkland, providing a pleasant setting.

Situated on Stanford Close in Radcliffe, Manchester, the property benefits from a residential setting with attractive views across nearby parkland. Radcliffe offers a range of local amenities, shops and everyday conveniences, alongside transport connections providing access to surrounding areas and Manchester city centre. The property's access to motorway networks and rail links makes it a practical option for commuters and adds to its appeal for investors looking to secure a rental property in an established residential location.







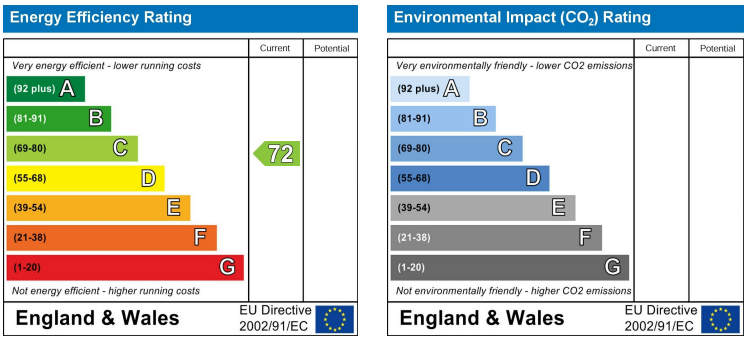
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

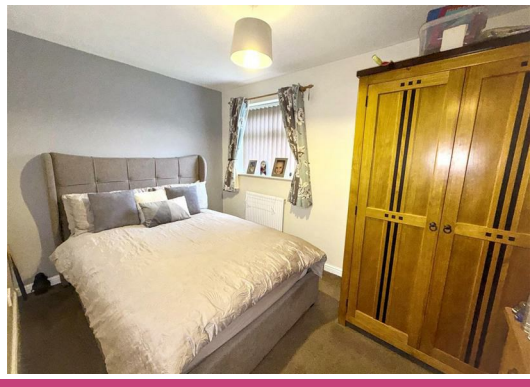
90 years remaining on the lease
Ground rent: £0 per annum
Maintenance charge: £0 per month

This information is provided by the vendor and should be verified during the conveyancing process.









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