



30 Minto Street, Ashton-Under-Lyne, OL7 9DE

Offers Over £100,000

We are delighted to bring to the market this pleasant mid-terraced property. Situated on this popular Street within Ashton under Lyne.

Once inside you will find a spacious lounge, a separate dining room & kitchen, two double bedrooms and a larger than average family bathroom.

The property would make a fantastic purchase for someone looking for a project, realistically priced to take into account the modernising it requires, this will be a fabulous good sized home.

Outside is an good sized enclosed rear yard.

Situated within a highly convenient location close to Ashton town centre and its range of amenities and transport links including Ashton Station, Metrolink and bus station which offer easy access to local towns, Manchester city centre and West Yorkshire. The M60 motorway network just a short drive away, this would prove ideal for those looking to commute.

30 Minto Street
, Ashton-Under-Lyne, OL7 9DE

Offers Over £100,000



Lounge

Entrance vestibule, window to the front elevation. Brick fireplace, sliding doors into the separate dining room.

Dining Room

Window to the rear elevation, stairs rising to the first floor, door into the kitchen.

Kitchen

Window to rear elevation, back door leading out to the garden. Fitted with a range of floor and wall mounted units, stainless steel sink unit, gas cooker point, plumbing for washing machine.

Stairs & Landing

Storage cupboard, doors to all rooms.

Bedroom One

Window to the front elevation

Bedroom Two

Window to rear elevation.

Family Bathroom

Window to rear, storage cupboard, suite comprising of a panel bath, low level W.C and hand wash basin.

Externally

There is a good sized larger than average rear yard.

Additional Information

Tenure: Freehold

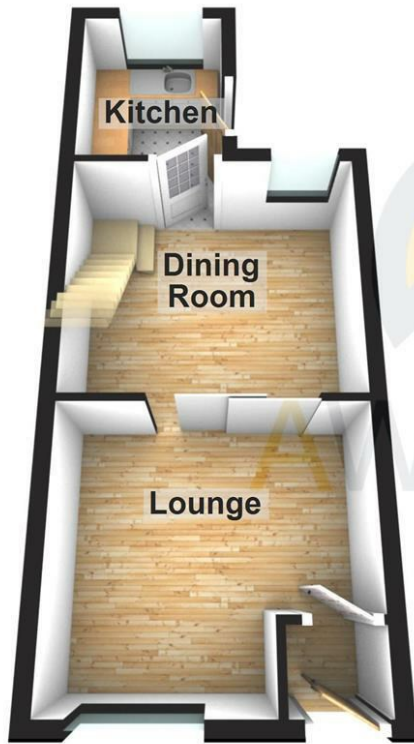
EPC Rating: D

Council Tax Band: A





Ground Floor



First Floor



Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com