



94 Minto Street, Ashton-Under-Lyne, OL7 9DA

£120,000

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

Once inside you will find a lounge, a dining kitchen, two bedrooms and a family bathroom.

The property would make a fantastic purchase for someone looking for a project, realistically priced to take into account the updating it requires. A great first time buy or even an addition to a portfolio.

Outside is an good sized enclosed rear yard, there are double opening wrought iron gates that mean you could park a vehicle there!

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.

94 Minto Street

, Ashton-Under-Lyne, OL7 9DA

£120,000



Entrance Vestibule

Front door, meter cupboard, door into the lounge.

Lounge

13'4 x 12'8 (4.06m x 3.86m)
Window to the front elevation, feature fireplace, door into the dining kitchen.

Dining Kitchen

12'2 x 9'11 (3.71m x 3.02m)
Window to the rear elevation. Fitted with a range of floor and wall mounted units with coordinating work surfaces over. Built in electric oven, gas hob & extractor fan above. Useful under stairs storage cupboard, stairs rising to the first floor. Wall mounted gas central heating boiler.

Stairs & Landing

Doors to all rooms.

Bedroom One

13'3 x 12'8 (4.04m x 3.86m)
Window to the front elevation, fitted wardrobes with matching drawers & dressing table.

Bedroom Two

12'3 x 5'7 (3.73m x 1.70m)
Window to the rear elevation.

Bathroom

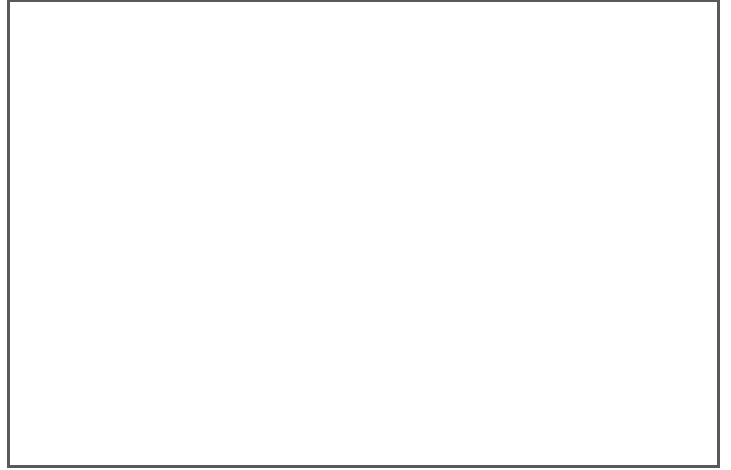
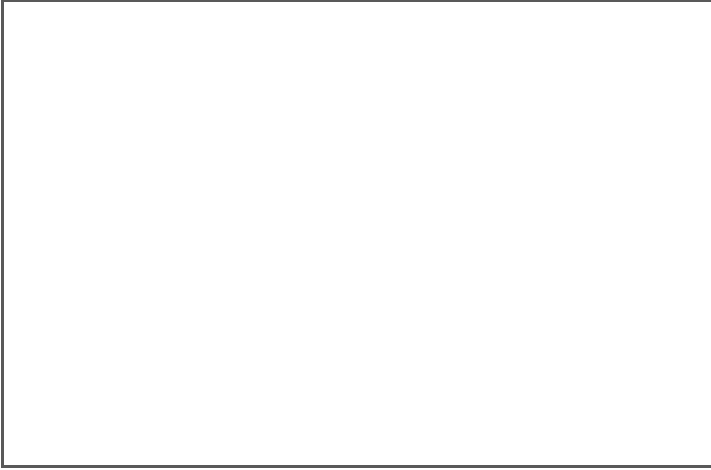
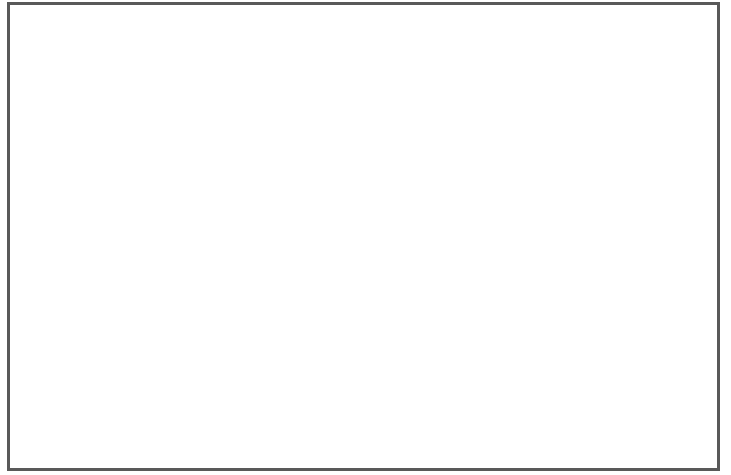
Opaque window to the rear elevation. Suite comprising of a panel bath with electric shower over. Low level w.c, and a hand wash basin. Part tiled walls.

Externally

The rear is accessed via double wrought iron gates, and has a partially covered area.

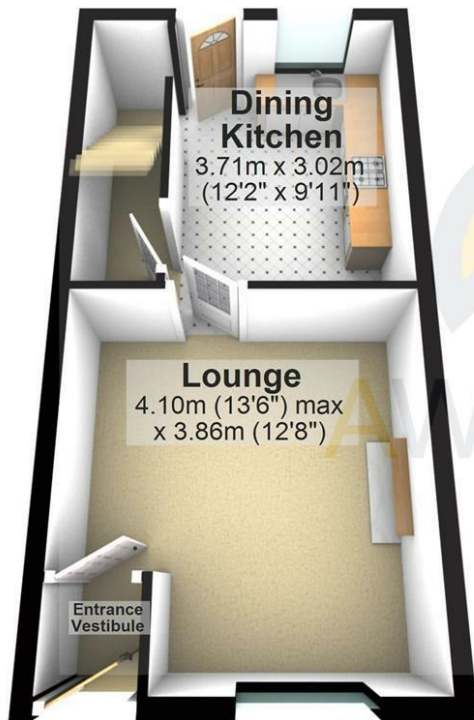
Additional Information

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	77	England & Wales
		55	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