



## 717 Ashton Road, Oldham, OL8 2RG

Asking price £119,995



@ThePlace proudly presents this expansive 2-bedroom mid-terraced residence, an ideal investment for both residential living and buy-to-let ventures.

\*\*Long term tenant in situ, great opportunity for potential investors, achieving a yield of 6.2%. with current rent £625pcm) Property can also be sold with vacant possession for potential homeowners.

Step into the inviting front reception room, graced by a feature fireplace, seamlessly leading into the family kitchen diner.

Upstairs unfolds a generously proportioned double bedroom alongside a second inviting bedroom. The bathroom, adorned

