



Minto Street,

**Offers In Excess Of £110,000**



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Minto Street, Ashton-Under-Lyne, Lancashire  
**Offers In Excess Of £110,000**

Offered for sale with NO VENDOR CHAIN this two bedroom period mid terrace property is well presented throughout and represents an ideal acquisition for first time buyers, young families and buy to let investors who are looking for a spacious property which is ready to move straight into. Boasting both UPVC double glazing and gas central heating. the accommodation briefly comprises; lounge and dining kitchen to the ground floor. To the first floor there are two bedrooms and a bathroom. Externally the property is complimented by a walled courtyard to the rear which leads to a further communal area. Enjoying a convenient location within an established residential area close to a range of shops and amenities within Ashton-under-Lyne town centre, the property is served by superb road and public transport links to all areas and lies within close proximity to Tameside General Hospital. EPC Grade C

## GROUND FLOOR

### LOUNGE

3.96m x 3.86m (13'0" x 12'8")

UPVC door to front aspect, UPVC double glazed window to front aspect, radiator, electric fire, door to dining kitchen.

### DINING KITCHEN

3.96m x 3.43m (13'0" x 11'3")

Fitted with a range of beech effect base units and wall mounted storage cupboards complemented by laminated worktops, stainless steel sink and drainer with mixer tap over, electric oven and

grill and four ring ceramic hob, radiator, stairs to first floor, understairs storage area, space for washing machine, UPVC double glazed window and door to rear aspect, stairs to first floor.

## FIRST FLOOR

### LANDING

Loft access, doors to bedrooms and bathroom.

### BEDROOM ONE

4.04m x 3.86m (13'3" x 12'8")

UPVC double glazed window to front aspect, radiator.

### BEDROOM TWO

2.01m x 3.51m (6'7" x 11'6")

UPVC double glazed window to rear aspect, radiator.

### BATHROOM

1.88m (Max) x 2.29m (Max) (6'2" (Max) x 7'6" (Max))

Fitted with a three piece suite comprising; WC, pedestal wash basin and panelled bath with shower over, built-in storage cupboard, part tiled walls, UPVC double glazed window to rear aspect.

## EXTERIOR

The property is complemented to the exterior by an enclosed courtyard to the rear which leads to a further communal area.

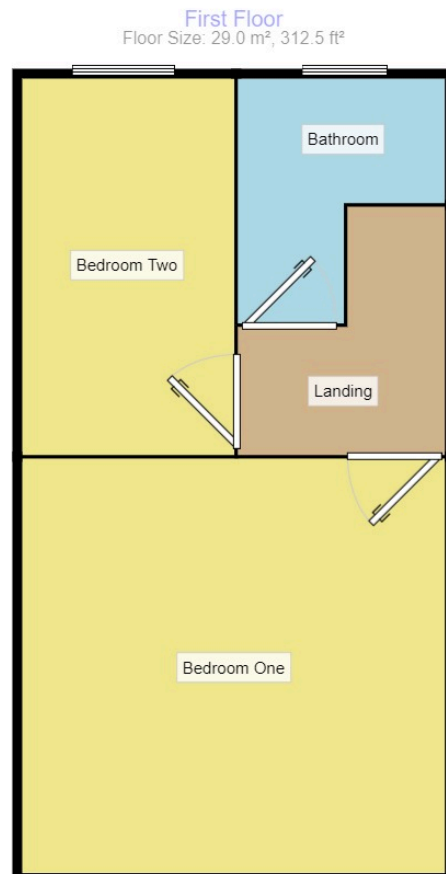
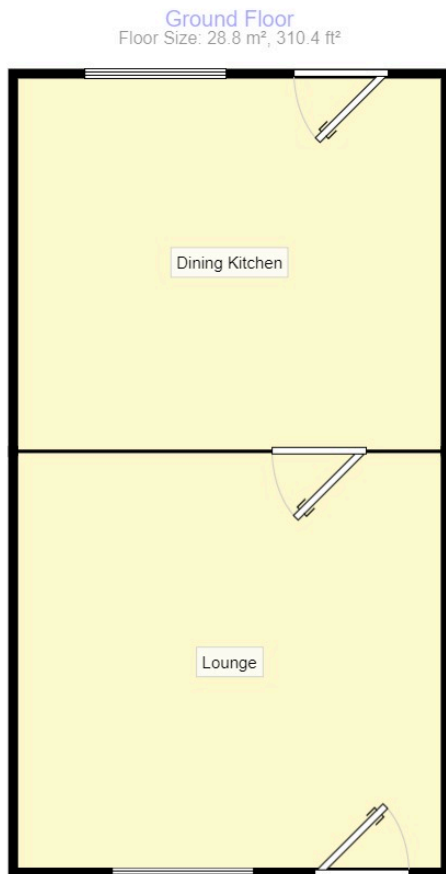
## FLOORPLAN

## AGENT'S NOTE

The property is Freehold.



For full EPC please contact the branch



Measurements are approximate. Not to scale. For illustrative purposes only.



