



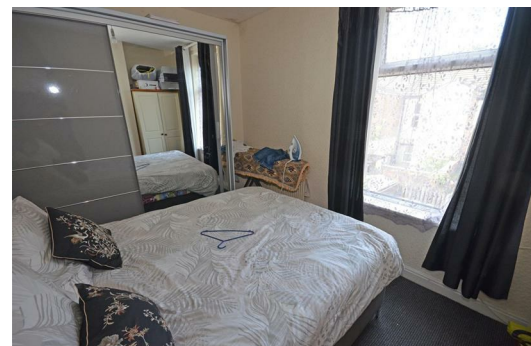
## Minto Street, Ashton-Under-Lyne, OL7 9DE

**Offers over £140,000**

----- 3D FLOORPLANS ----- Home Estate Agents are pleased to offer for sale this well presented two bedroom mid terraced property being ideal for the first time buyer or buy to let investor.

The well planned and deceptively spacious accommodation briefly comprises of entrance vestibule, lounge and fitted dining kitchen to the ground floor, whilst to the first floor there are two good sized bedrooms and a bathroom/WC. Enclosed yard to rear. The property is Upvc double glazed and gas central heated.

**NO CHAIN - Viewing Highly Recommended!**





## GROUND FLOOR

### Porch

### Lounge

13'0" x 12'9" (3.95m x 3.89m)

### Kitchen/Dining Room

12'2" x 12'9" (3.72m x 3.89m)

## FIRST FLOOR

### Landing

### Bedroom 1

8'1" x 12'9" (2.47m x 3.89m)

### Bedroom 2

9'1" x 12'9" (2.77m x 3.89m)

### Bathroom

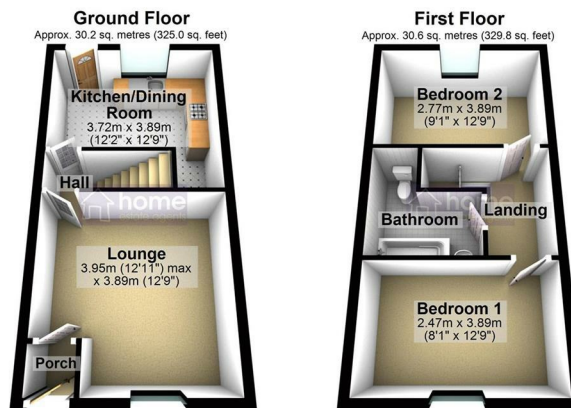
## OUTSIDE

### Garden

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc.

The buyer should satisfy him/her self of all measurements prior to purchase. Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Total area: approx. 60.8 sq. metres (654.9 sq. feet)

