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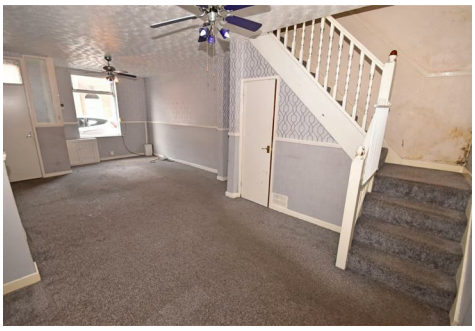

50 Minto Street, Ashton-Under-Lyne, OL7 9DA

Offers Over £150,000

Situated in a popular and well established residential area, this attractive two bedroom extended mid terraced home offers surprisingly spacious accommodation and would make a great first home or investment.

Step inside and the size of the lounge is one of the first things you'll notice, with the extension giving the property some really useful additional living space. There's also a well appointed dining kitchen and a handy downstairs WC, while upstairs are two good sized bedrooms and a four piece bathroom suite.

The property is ready for a new lease of life, but that's also where much of its appeal lies. There is plenty of potential here for someone to put their own stamp on the property and create a home that works for them, with the existing extension already providing a great starting point.

The location is another big plus. You're close to a good range of everyday amenities, with local shops, schools and bus routes nearby, whilst Ashton town centre is just a short drive away offering a wider choice of shops, supermarkets, restaurants and leisure facilities. For commuters, there's also easy access to the M60 and wider motorway network, making this a really well connected spot.

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, Ashton-Under-Lyne, OL7 9DA

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GROUND FLOOR

Porch
3'3" x 2'11" (1.00m x 0.88m)
Front door and door to lounge

Lounge/Dining Room
26'1" x 13'3" (7.95m x 4.05m)
Great sized room with window to front, storage cupboard, stairs to the first floor, dado rail, meter cupboards, ceiling light fans, radiator.

Kitchen
16'2" x 9'1" (4.92m x 2.76m)
Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, window to the side elevation, tiled floor, fitted four ring gas hob, electric oven and extractor hood above (All untested), gas central heating boiler, radiator.

Rear Hall
3'5" x 3'3" (1.04m x 0.99m)
Door to the rear garden.

WC
3'5" x 5'6" (1.04m x 1.67m)
Low level WC. was hand basin.

FIRST FLOOR

Landing
9'11" x 2'11" (3.01m x 0.90m)

Bedroom 1
12'4" x 13'3" (3.77m x 4.05m)
Window to front, matching range of fitted wardrobes, top boxes and drawer units, radiators.

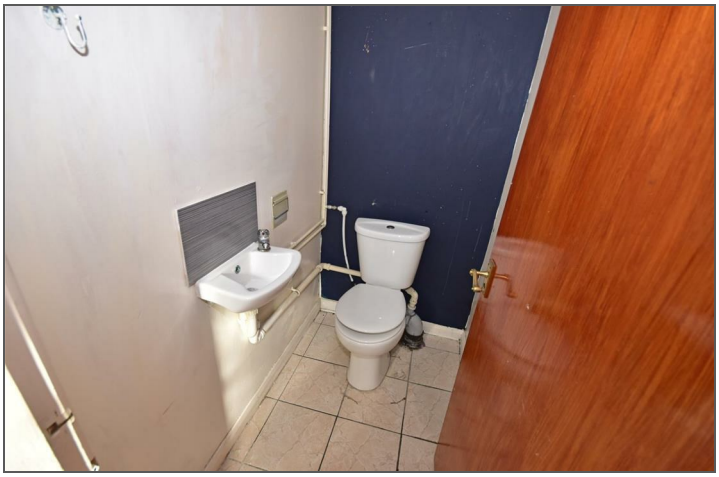
Bedroom 2
13'5" x 6'7" (4.08m x 2.00m)
Window to rear, radiator.

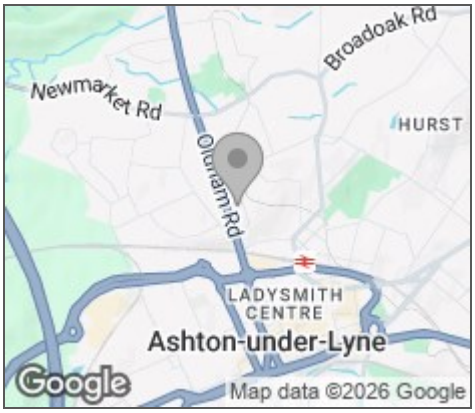
Bathroom
9'9" x 5'2" (2.96m x 1.57m)
Four piece bathroom suite with panelled bath, pedestal wash hand basin, low level WC, window to rear, radiator.

OUTSIDE

Garden
Yard to rear.

Tel: 0161 303 0778

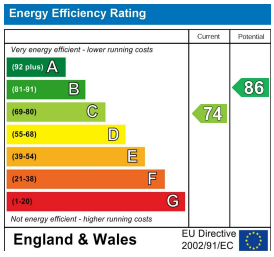


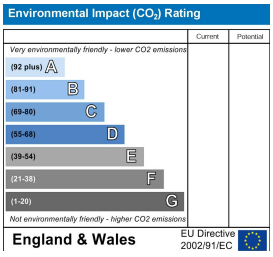


Total area: approx. 81.4 sq. metres (875.8 sq. feet)

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.





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