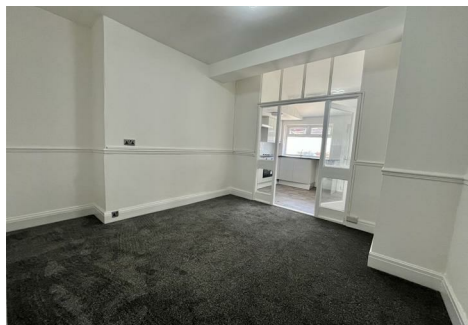




16 Minto Street, Ashton-Under-Lyne, OL7 9DE

Offers Over £150,000

Welcome to Minto Street, Ashton Under Lyne. Situated in a popular and convenient location close to Ashton Under Lyne town centre, we are pleased to offer for sale this two bedroom mid terrace property, coming to the market with no onward chain.

Whether you are a first time buyer looking to take your first steps onto the property ladder or a Landlord looking for your next investment, this could be a great opportunity.

Step inside and you will find an entrance vestibule leading into the lounge, with a second reception room to the rear which would make an ideal dining room or additional living space. The kitchen is located at the back of the property with access out to the garden.

Upstairs, there are two bedrooms along with a family bathroom.

To the rear, the property benefits from a private enclosed garden, providing a good outdoor space.

16 Minto Street

, Ashton-Under-Lyne, OL7 9DE

Offers Over £150,000



Entrance Vestibule

Door to:

Lounge

11'8" x 13'1" (3.56m x 3.98m)
Window to front, door to:

Dining Room

11'6" x 13'1" (3.51m x 3.98m)
Door to:

Kitchen/Diner

8'8" x 12'6" (2.64m x 3.81m)
Two windows to rear. Door to rear. Fitted kitchen with sink and built in electric oven with four ring electric hob and extractor over. Plumbed for automatic washing machine. Space for fridge freezer.

Stairs and Landing

4'11" x 5'3" (1.51m x 1.59m)
Sliding door to bathroom. Doors to bedrooms.

Bedroom One

11'6" x 13'1" (3.50m x 3.98m)
Window to front elevation. Radiator. Ceiling light.

Bedroom Two

9'0" x 7'6" (2.74m x 2.28m)
Window to rear elevation. Radiator. Ceiling light.

Bathroom

5'11" x 5'3" (1.80m x 1.59m)
Window to rear. Heated towel rail. Panelled bath with shower over. WC. Hand wash basin.

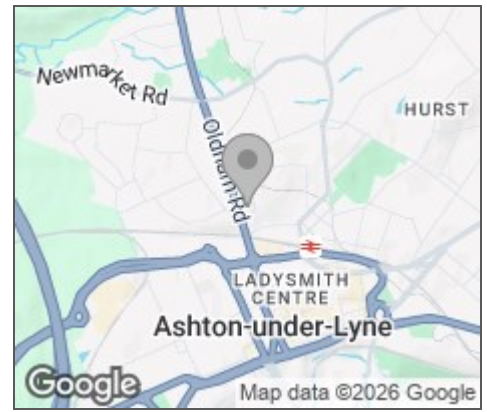
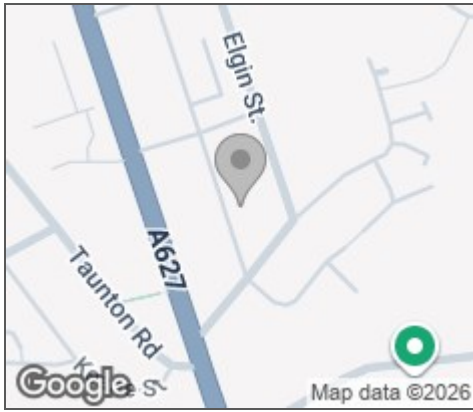
Outside and Gardens

Private enclosed yard to rear.

Additional Information

Tenure: Freehold
EPC Rating: TBC
Council Tax Band: A





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

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

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