



## 2 Grey Street, Ashton-Under-Lyne, OL6 6XF

### Asking price £128,000

CityRise is proud to present this fantastic two bedroom property which benefits from a large open plan living room, spacious bedrooms and a comprehensive range of kitchen units with built-in appliances.

Located right in the heart of town centre, this property will be a perfect home for young professionals or small families, looking for a quiet area, but with all the local amenities just a short walk away. This area represents a sure source of tenant demand, especially from professionals wanting to commute to Manchester as it is just a short 10 minute train journey from Ashton-under-Lyne train station.

The property is being sold as a buy to let investment. Please contact us for further information.

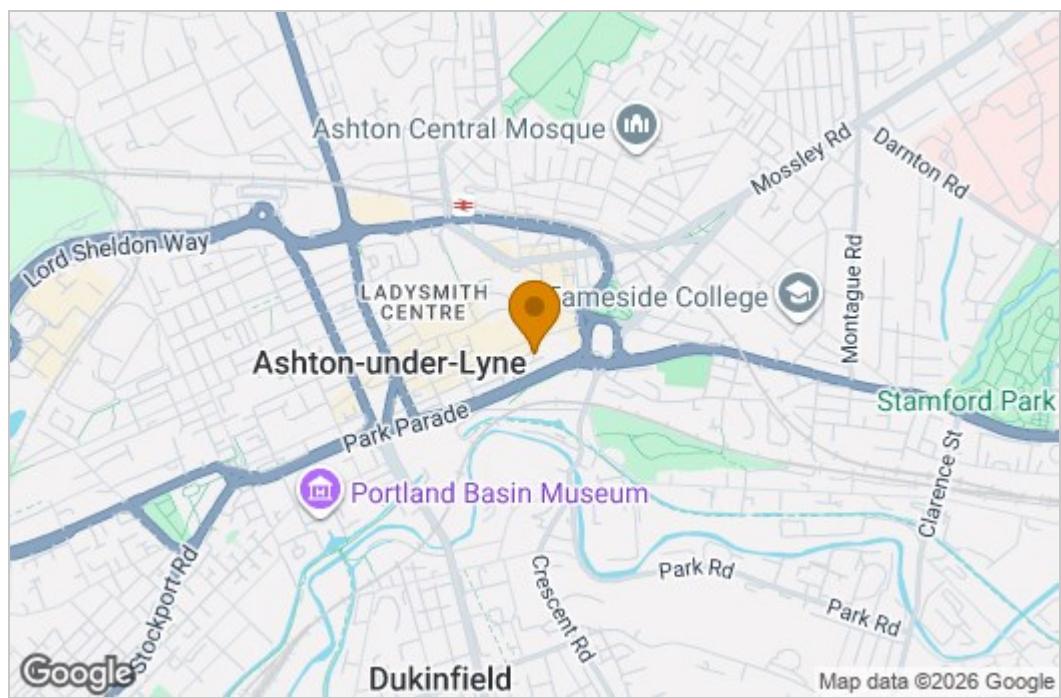
Ref No: 10017

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## Floor Plan

## Area Map



## Energy Efficiency Graph

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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