



## 56 Minto Street, Ashton-Under-Lyne, OL7 9DA

**£900 Per Month**

A Wilson Estates are delighted to offer To Let this well presented two bedroom terrace located on a popular residential street in Ashton-Under-Lyne.

Once inside you will find a spacious lounge & kitchen, two double bedrooms and a family bathroom.

Outside is an good sized enclosed rear yard.

Situated within a highly convenient location close to Ashton town centre and its range of amenities and transport links including Ashton Station, Metrolink and bus station which offer easy access to local towns, Manchester city centre and West Yorkshire. The M60 motorway network just a short drive away, this would prove ideal for those looking to commute.

Early viewing is highly recommended.

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## **Entrance Vestibule**

Composite double-glazed door to front elevation. Lighting and carpet.

## **Lounge**

uPVC double-glazed window to front elevation. Fireplace with surround and mantle-piece. Lighting, radiator, carpet, and curtains.

## **Dining Kitchen**

Composite door to rear elevation. uPVC double-glazed window to rear elevation. Fitted wall and base units with coordinating work surfaces. Composite single sink unit with mixer tap. Integrated electric oven and gas hob with extractor fan over. Part-tiled walls, lighting, radiator, vinyl flooring, and under-stair storage cupboard.

## **Stairs and Landing**

Wooden handrail. Lighting, radiator, carpet, and loft access.

## **Bedroom One**

uPVC double-glazed window to front elevation. Lighting, radiator, and carpet.

## **Bedroom Two**

uPVC double-glazed window to rear elevation. Lighting, radiator, and carpet.

## **Bathroom**

uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains fed shower over. Panelled walls, lighting, radiator, and vinyl flooring.

## **Externally**

Enclosed yard to rear.

## **Additional Information**

Council Tax Band : A

EPC Rating : D

Holding Deposit : £207

STRICTLY NO SMOKING POLICIES APPLY



