

116A and 116B Ashton Road, Denton, M34 3JE

£150,000

Investment Opportunity - Two Self Contained Flats Producing £1,350 PCM

A Wilson Estates are delighted to bring to market this excellent investment opportunity, comprising a pair of self contained two bedroom flats occupying a prominent position on Ashton Road in Denton.

Currently generating a combined rental income of £1,350 per calendar month, the property represents an attractive prospect for investors looking to add to their portfolio, with further potential to enhance value over time.

The accommodation is accessed via a communal entrance hall, which provides access to both the ground floor and first floor apartments.

The ground floor flat offers a lounge, kitchen, two bedrooms and a bathroom, and would benefit from a programme of cosmetic modernisation, presenting an opportunity for a purchaser to add value.

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, Denton, M34 3JE

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Communal Entrance Hall

11'8" x 5'10" (3.56m x 1.78m)

Door to:

GROUND FLOOR FLAT

More details to follow. This flat comprises of a hallway, lounge, kitchen, two bedrooms and a bathroom.

FIRST FLOOR FLAT

Flat Two Landing

18'3" x 5'10" (5.56m x 1.78m)

Flat Two Lounge

12'3" x 11'10" (3.73m x 3.61m)

Window to front, double radiator, door to:

Flat Two Kitchen

9'2" x 5'10" (2.79m x 1.78m)

Fitted with matching range of base and eyelevel units with coordinating worktops over. Built in electric oven. Electric hob. Extractor hood. Plumbed for automatic washing machine. Stainless steel sink with taps and drainer. Ceiling light. Window to front elevation. window to front, door to:

Flat Two Bedroom One

9'5" x 11'10" (2.87m x 3.61m)

Window to rear, double radiator, door to:

Flat Two Bedroom Two

10'2" x 8'0" (3.10m x 2.44m)

Window to side, double radiator, door.

Flat Two Bathroom

5'5" x 11'10" (1.65m x 3.61m)

Window to side, Storage cupboard, double radiator, Fitted with three piece suites comprising of bath with glass shower screen and main fed shower over, WC, and wash hand basin. Window to side elevation. Ceiling light. Double radiator. Extractor. door to:

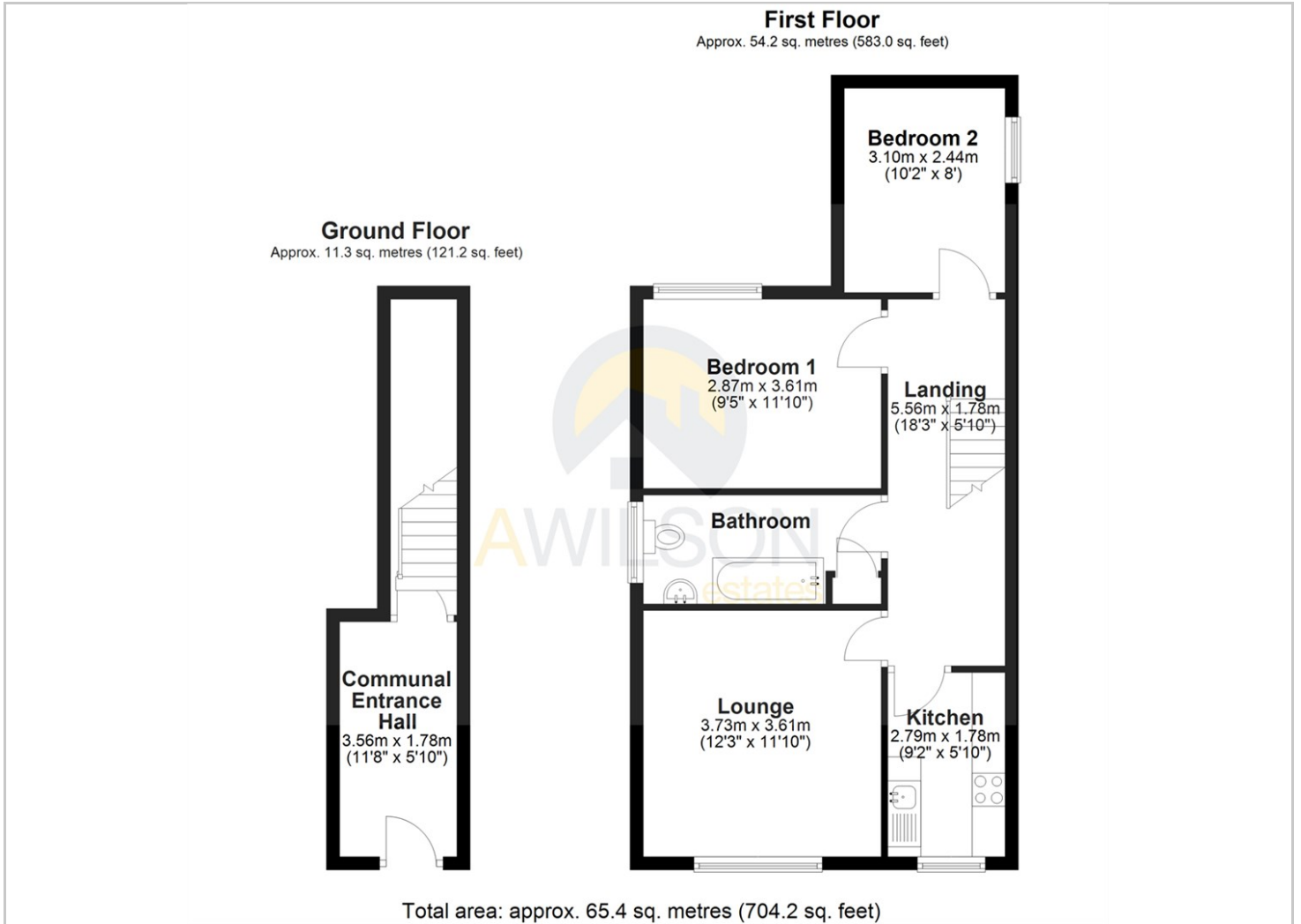
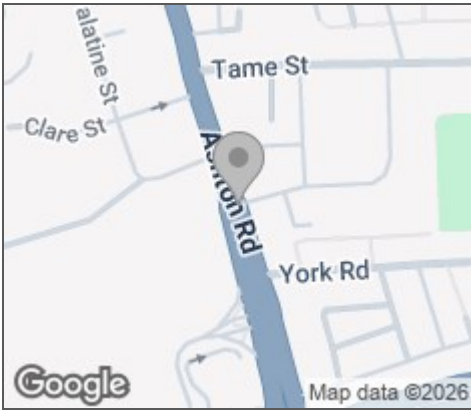
Additional Information

Tenure: TBC

Council Tax Band: A

EPC Rating: Flat A - C Rating Flat B - D Rating





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.

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