



## Minto Street, Ashton-under-Lyne, OL7

**£120,000**

Offers Over

**Tenure:** Leasehold, **Bedrooms:** 3

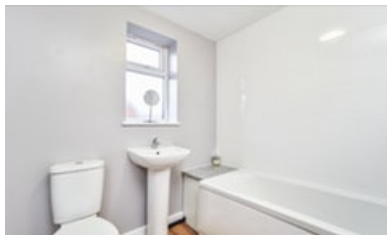
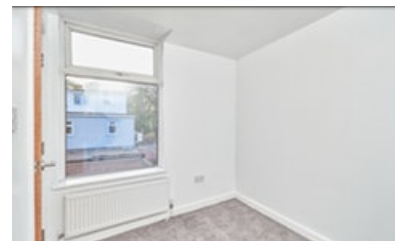
We are delighted to offer for sale this completely refurbished, end of terrace property. Set over 3 floors, the home is 'ready to move in to' and is an absolute credit to its current owners who have invested time, thought and money into the project. Within easy walking distance of A

## Key features:

- Viewing Highly Recommended
- Refurbished
- Three Bedrooms
- Three Levels
- New Kitchen
- New Bathroom
- New Floorcoverings
- No Chain
- Double Glazing
- Gas Central Heating

## Extra info:

- **Property Age:** 120 years
- **Council Tax:** Band A (£1163.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 999 years remaining  
**Ground Rent:** £4.00 per-annum



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Within easy walking distance of Ashton town centre and all local amenities, the property also boasts excellent bus, rail, tram and motorway networks and offers ample street parking .

Briefly, the property comprises of a lounge with a newly-fitted carpet and a feature chimney breast; a dining kitchen with a range of base and wall units in high gloss white, with contrasting worktops and a built in oven & hob; plumbing for a washing machine; utility storage; a tiled floor and space for a fridge freezer.

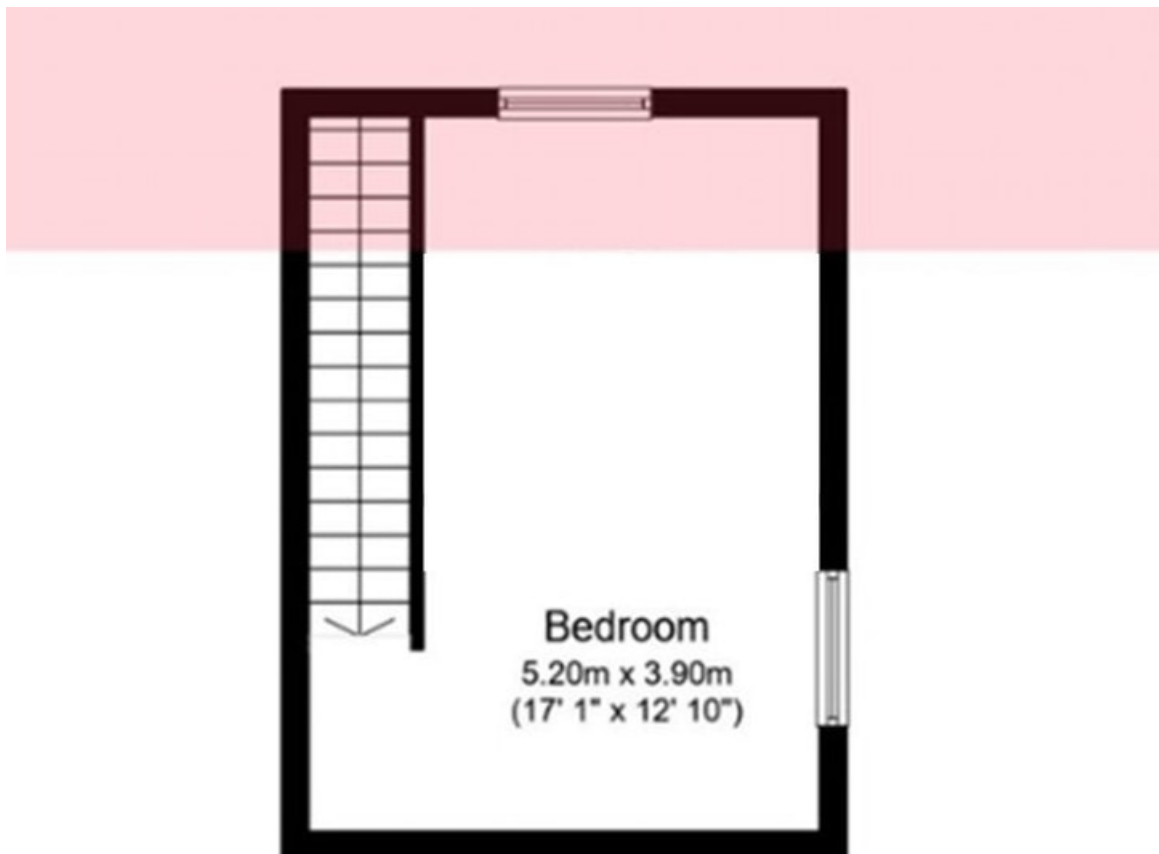
The stairs then lead to the first floor, with two bedrooms that are both fitted with carpets, plus a bathroom with a new white suite, including a WC, pedestal basin, bath, shower and wood effect floor.

A further flight of stairs leads to the impressive and spacious second floor bedroom, with laminate flooring.


Additionally, find a private and enclosed rear yard, with storage areas.

**Viewing of this beautiful home, refurbished and finished to a high standard, is highly recommended.**

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate** 

**41, Minto Street, ASHTON-UNDER-LYNE, OL7 9DE**

**Dwelling type:** End-terrace house      **Reference number:** 8161-7820-1589-5317-0926  
**Date of assessment:** 23 October 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 23 October 2019      **Total floor area:** 70 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,172</b>
<b>Over 3 years you could save</b>	<b>£ 255</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 162 over 3 years	£ 162 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 255 over 3 years                 </div>
<b>Heating</b>	£ 1,728 over 3 years	£ 1,557 over 3 years	
<b>Hot Water</b>	£ 282 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 2,172</b>	<b>£ 1,917</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #00728f; color: white;">Current</th> <th style="background-color: #00728f; color: white;">Potential</th> </tr> <tr> <td style="text-align: center;">65</td> <td style="text-align: center;">81</td> </tr> </table>	Current	Potential	65	81	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
Current	Potential					
65	81					

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 81
2 Heating controls (room thermostat)	£350 - £450	£ 90
3 Solar water heating	£4,000 - £6,000	£ 84

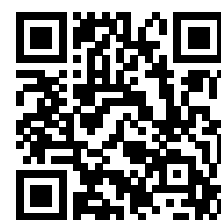
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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### MISREPRESENTATION ACT, 1967.

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