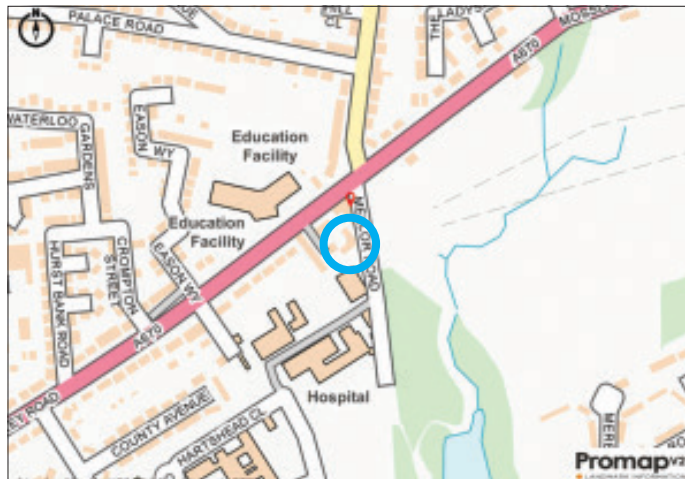




- **2 bed ground floor flat. Double glazing. Central heating. Allocated parking. Shared garden.**

**Description** A two bedroomed ground floor flat within a modern purpose built block. The property is in good order throughout and benefits from double glazing, central heating, alarm, allocated parking and a shared garden. The property is ready for immediate occupation or investment purposes with a potential rental income of approximately £6,000 per annum.



Not to scale. For identification purposes only

**Situated** Off Mossley Road (the A670) in a popular and well established residential location close to local amenities, transport links and schooling and approximately 1.5 miles from Ashton-under-Lyne town centre.

**Ground Floor** Private Entrance Door **Flat** - Hall, Two Bedrooms, Shower Room/WC, Living Room/

Kitchen with access to shared garden

**Outside** Shared garden with next door flat, allocated car parking space