



Ash View, Munsbrough



Offered for sale with No Onward Chain is this Spacious and Well Presented Two Bedroom First Floor Flat which is conveniently placed, close to local shops, schools and bus routes.

In brief the property comprises; Entrance Hall with Ample Storage * Modern Kitchen Diner * Lounge * Two Double Bedrooms * Bathroom with Shower Above Bath * Separate WC * Communal Lawn Gardens.

Offers in the region of: £69,950



ACCOMMODATION

- **Spacious & Well Presented First Floor Flat**
- **Two Double Bedrooms & Bathroom with Shower**
- **Open Plan, Modern Kitchen Diner**
- **Storage Cupboards Throughout**
- **Conveniently Placed for Shops, Schools & Bus Route**
- **Excellent Buy To Let - Rental Expectation of £550pcm**
- **Ample On Street Parking**
- **Leasehold / No Chain / Council Tax Band A**



FIRST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 sq.m.) approx.
Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for any inaccuracies contained in them. Prospective buyers or tenants should not rely on any statement contained in these particulars and should satisfy themselves by inspection or otherwise as to the correctness of each statement.
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Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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