

# Thompson Estates

Thompson Estates  
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LETTINGS AND SALES



## Elgin Street, Ashton-Under-Lyne

THOMPSON ESTATES bring to market nestled on Elgin Street, this delightful 2 bedroom mid-terrace property available for move in immediately. Offering a perfect blend of modern living and classic character. Built around 1900, the property has been thoughtfully updated to include a contemporary bathroom and kitchen, ensuring that it meets the needs of today.

The house features two spacious reception rooms, the separate lounge and dining areas providing ample space for relaxation and entertaining. Ideal for family gatherings or quiet evenings at home. The two generously sized bedrooms offer comfortable retreats, making this home perfect for small families or professional couples.

One of the standout features of this property is the lovely garden to the rear, providing a private outdoor space for gardening, barbecues, or simply enjoying the fresh air. The location is particularly advantageous, as it is within walking distance to Ashton Centre, where you can find a variety of shops, restaurants, and local amenities.

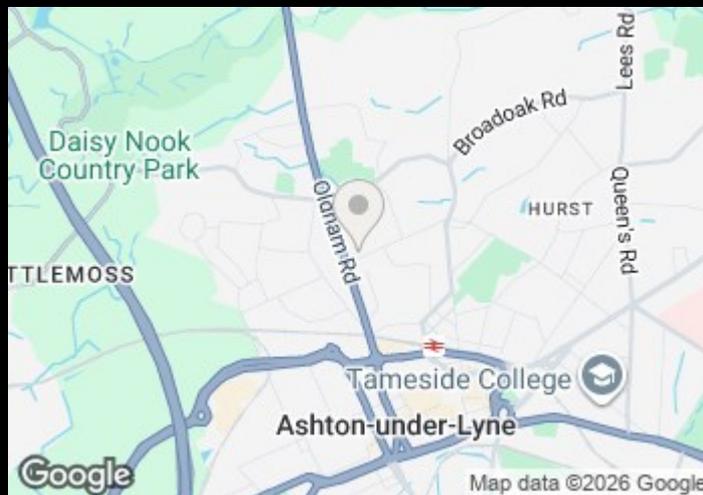
This property presents an excellent opportunity for those seeking a home in a convenient location. With its modern updates and spacious layout, it is sure to appeal to a wide range of renters. Don't miss the chance to make this lovely house your new home.

- House - Mid Terrace
- Bedrooms- 2
- Bathrooms- 1
- Receptions- 2
- EPC-

# £950



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



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