

15 Lower Carrs, Ashton-Under-Lyne, OL6 9JG

£129,000

A Wilson Estates are delighted to bring to the market this well presented two bedroom first floor apartment, offered with vacant possession and located within a purpose built block on Lower Carrs, Ashton under Lyne.

This is an ideal opportunity for first time buyers taking their first step onto the property ladder, or for landlord investors seeking a strong addition to their rental portfolio.

As you arrive, you are welcomed by residents off road parking. A secure entrance foyer with stairs leads to the first floor where the apartment is situated. Inside, a central hallway gives access to all rooms, beginning with a well proportioned lounge. The kitchen benefits from generous cabinet space and enjoys a pleasant outlook over the parkland to the rear. Two bedrooms and a modern family bathroom complete the accommodation.

The property is ideally placed just off Queens Road, providing convenient access to a wide range of local amenities including an ASDA Superstore, convenience shops, and cafes. Families will appreciate the proximity to excellent schools such as Hurst Knoll St James C of E Primary and St Damians RC Science College. For leisure and outdoor activities, Cedar Park and nearby playing fields are only a short walk away. Ashton under Lyne town centre offers an extensive selection of retail, dining, and entertainment

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Hallway

Doors to all rooms. Wall mounted heater. Ceiling light. Access to storage cupboard.

Lounge

11'10" x 14'5" (3.61m x 4.39m)

Window to side elevation. Two ceiling lights. Wall mounted heater.

Kitchen

10'8" x 6'8" (3.25m x 2.03m)

Fitted with a matching range of base and eyelevel units with coordinating worktops over. Window to side elevation. Built in electric oven with four ring electric hob and extractor hood over. Plumbed for automatic washing machine. Space for fridge freezer. Inset round bowl sink with drainer and mixer tap. Ceiling light. Wall mounted electric heater.

Bedroom One

10'2" x 14'5" (3.10m x 4.39m)

Window to side elevation. Wall mounted heater. Ceiling light.

Bedroom Two

9'5" x 10'4" (2.88m x 3.15m)

Window to side elevation. Wall mounted heater. Ceiling light.

Bathroom

Fitted with white three-piece suite comprising of panelled bath with mixer taps and showerhead attachment, hand wash basin, and WC. Part tiled walls. Window to side elevation. Ceiling light. Wall mounted electric heater.

Outside

Additional Information

Tenure: Leasehold

EPC Rating: D

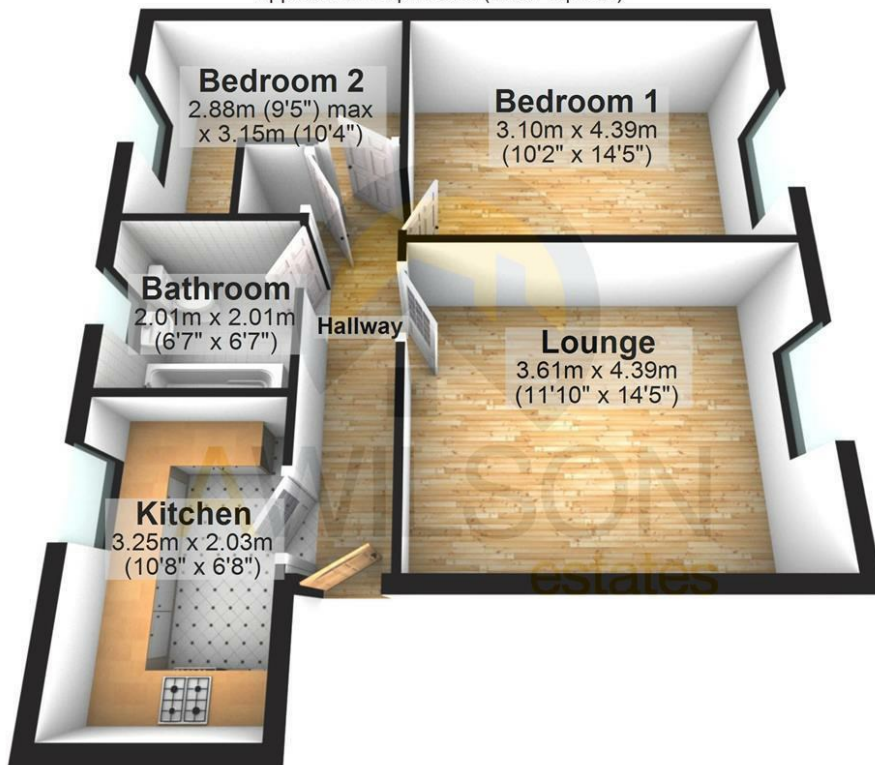
Council Tax Band: B





Ground Floor

Approx. 55.4 sq. metres (596.1 sq. feet)



Total area: approx. 55.4 sq. metres (596.1 sq. feet)

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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