



## **28 Lower Carrs, Ashton-Under-Lyne, OL6 9JG**

**Offers Over £200,000**

Welcome to Lower Carrs, a charming two bedroom mid mews property located just off Queens Road in Ashton under Lyne. Coming to the market in excellent condition and offering well planned living accommodation, off road parking, and gardens to the rear, this home would make an ideal purchase for first time buyers taking their first steps on the property ladder or those looking to downsize.

Step through the front door into the hallway with stairs leading up to the first floor. Just off the hall, you'll find the lounge - a bright and welcoming space with a handy under stairs storage cupboard. The modern kitchen to the rear is well appointed, featuring a breakfast bar, a WC just off it, and double doors leading out to the rear garden.

Upstairs, there are two well proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from allocated parking to the front and a private enclosed garden to the rear with patio and lawned areas - perfect for both relaxing or entertaining.

# 28 Lower Carrs

, Ashton-Under-Lyne, OL6 9JG

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## Entrance Hall

Stairs to first floor. Lift up storage built into stairs. Radiator. Door to:

## Lounge

13'1" x 10'0" (3.99m x 3.05m)

Window to front elevation. Radiator. Ceiling light. Under stairs storage cupboard. Door to:

## Kitchen/Diner

8'4" x 13'5" (2.54m x 4.09m)

Fitted with a matching range of base and eye level units with worktop space over. Sink with single drainer and mixer tap. Plumbing for automatic washing machine. Space for fridge/freezer. Built-in electric oven with four ring gas hob and extractor hood over. Window to rear elevation. Door to WC. Double doors to rear garden.

## WC

Fitted with WC and vanity unit with inset sink. Radiator. Ceiling light.

## Stairs and Landing

Doors to bedrooms and bathroom

## Master Bedroom

9'7" x 13'5" (2.92m x 4.09m)

Two windows to front elevation. Double radiator. Ceiling light.

## Bedroom Two

11'11" x 8'3" (3.63m x 2.52m)

Window to rear elevation. Radiator. Ceiling light.

## Bathroom

Window to rear elevation. Heated towel rail. Fitted with three piece suite comprising panelled bath with glass shower screen and main fed shower over, vanity unit with inset sink, and WC. Heated towel rail. Extractor fan. Ceiling light. Vinyl flooring.

## Outside and Gardens

Off road parking to front with steps leading up to front door. Private enclosed garden to rear mainly laid to lawn with patio and decked areas.

## Additional Information

Tenure: Leasehold

EPC Rating: C

Council Tax Band: B







### Ground Floor

Approx. 27.1 sq. metres (291.7 sq. feet)



**Kitchen/Diner**  
2.54m x 4.09m  
(8'4" x 13'5")

**Lounge**  
3.99m (13'1")  
x 3.05m (10") max

**WC**

### First Floor

Approx. 27.1 sq. metres (292.2 sq. feet)



**Bedroom 2**  
3.63m (11'11")  
x 2.52m (8'3") max

**Bathroom**  
2.62m x 2.00m  
(8'7" x 6'7")

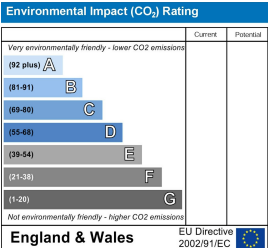
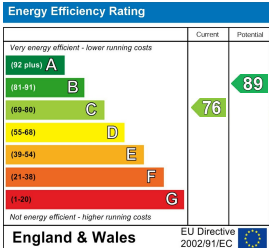
**Landing**

**Master Bedroom**  
2.92m (9'7")  
x 4.09m (13'5") max

Total area: approx. 54.2 sq. metres (583.9 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.



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