



Lower Carrs
Ashton-Under-Lyne, OL6 9JG

Offers over £259,000

This immaculately presented three-bedroom, three-storey townhouse offers exceptional family living space in a sought-after residential area. As you enter, you're greeted by a welcoming hall leading to a spacious lounge, perfect for relaxing or entertaining guests. The kitchen/diner, equipped with contemporary appliances, opens through French doors to a beautifully maintained, low-maintenance rear garden, creating a seamless indoor-outdoor flow ideal for family gatherings or quiet evenings. A convenient WC on the ground floor adds to the practicality.

The first floor boasts two generously sized double bedrooms, both offering ample storage space, and a well-appointed family bathroom, designed with comfort and style in mind. The entire top floor is dedicated to the luxurious master suite, featuring a private dressing area and a chic en-suite shower room, providing a serene retreat from the rest of the home.

Outside, the property benefits from allocated off-road parking to the front, complemented by a low-maintenance garden, ensuring an attractive curb appeal. The rear garden is a private oasis, enclosed for privacy and featuring a paved patio area and a decorative stone section, perfect for outdoor dining or simply unwinding.

Situated in a peaceful cul-de-sac, this home enjoys proximity to a range of local amenities, reputable schools, and excellent transport links, making it an ideal choice for families. Additionally, the property is conveniently located near Tameside Hospital, Stamford Park, and the popular Cockfields Farm, offering plenty of recreational options for all ages.

This townhouse truly combines modern living with comfort and convenience in a desirable location. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to first floor, door leading to:

Lounge 17'9" x 9'7" (5.42m x 2.93m)

Double glazed window to front, two radiators, door to under stairs storage, door leading to:

Kitchen/Diner 11'3" x 12'10" (3.42m x 3.92m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, radiator, double glazed French doors leading out to rear garden, door leading to:

WC

Two piece suite comprising, wash hand basin and low-level WC, radiator, double glazed window to rear.

FIRST FLOOR

Landing

Radiator, stairs leading to second floor, doors leading to:

Bedroom 2 10'4" x 12'10" (3.16m x 3.92m)

Two double glazed windows to rear, radiator, double doors to built-in storage cupboard.

Bedroom 3 8'4" x 12'10" (2.54m x 3.92m)

Two double glazed windows to front, radiator.

Bathroom 6'11" x 6'7" (2.12m x 2.01m)

Three piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled walls, radiator.

SECOND FLOOR

Landing

Doors leading to:

Master Bedroom 10'7" x 12'10" (3.23m x 3.92m)

Double glazed window to front, radiator.

Dressing Area 9'3" x 6'1" (2.81m x 1.86m)

Double glazed velux window to rear, radiator.

Shower Room 6'0" x 6'6" (1.83m x 1.97m)

Three piece suite comprising shower enclosure, vanity wash hand basin and low-level WC tiled walls, double glazed velux window to rear, radiator.

OUTSIDE

Allocated parking and low maintenance garden to the front. Enclosed garden to the rear with paved patio and decorative stone areas.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

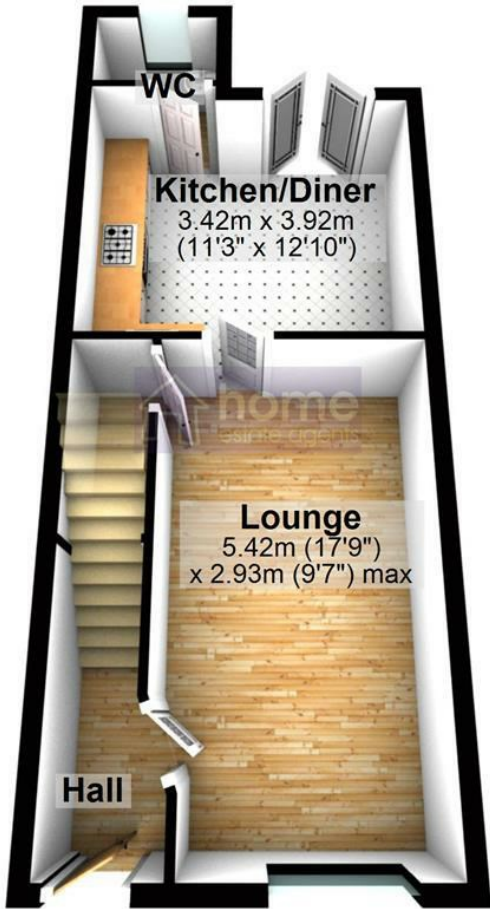
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Ground Floor




First Floor



Second Floor



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 