Gorsey Way
Ashton-Under-Lyne, OL6 9HT

Offers in the region of £440,000

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This impressive four-bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living and benefits from NO VENDOR CHAIN. Occupying a sought-after position with stunning long-range views to the front, including views towards the Manchester city skyline and beyond from the first floor, the property is ideally located within easy reach of local amenities, Ashton town centre, excellent transport links, and just a short walk from the nearby golf course. Families will also appreciate the convenience of having two highly regarded schools, St. Christopher's and St. Damian's, both within walking distance.

The accommodation is thoughtfully designed and begins with a welcoming entrance hall, downstairs WC, and a comfortable lounge. The real heart of the home is the superb open-plan fitted kitchen and dining area, offering an exceptional space for everyday family life and entertaining. Flooded with natural light from ceiling skylights and enhanced by patio doors opening directly onto the rear garden, this stunning space creates a seamless connection between indoor and outdoor living. A separate utility room provides additional practicality and storage.

To the first floor are four well-proportioned bedrooms, three of which are generous doubles. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a lawned front garden alongside a driveway providing off-road parking and access to the garage. To the rear is an enclosed garden featuring a paved patio area ideal for outdoor dining and a lawn, creating an excellent space for both relaxation and entertaining.

Combining generous living accommodation, a desirable location, no chain, outstanding views and a fantastic open-plan kitchen/dining space, this is a wonderful family home that must be viewed to be fully appreciated.

GROUND FLOOR

Entrance Hall 3'3" x 3'8" (0.99m x 1.12m)
Door to side, radiator, doors leading to:

WC 2'2" x 5'2" (0.66m x 1.57m)
Two piece suite comprising, vanity wash hand basin and low-level WC, heated towel rail, double glazed window to front.

Hall 11'5" x 4'2" (3.49m x 1.27m)
Stairs leading to first floor, door leading to:

Lounge 15'7" x 12'0" (4.76m x 3.66m)
Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, door leading to:

Kitchen/Diner 15'0" x 24'10" (4.57m x 7.56m)
Fitted with a matching range of units with worktop space over, matching island unit/breakfast bar with storage under, inset sink and drainer with mixer tap, two built-in eye level ovens, built-in hob, double glazed window to rear, two ceiling skylights, two radiators, double glazed patio door opening to rear garden, door leading to:

Utility 5'7" x 9'3" (1.69m x 2.81m)
Base units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, door to storage cupboard, door leading out to side.

FIRST FLOOR

Landing 6'11" x 6'7" (2.10m x 2.00m)
Radiator, doors leading to:

Bedroom 1 11'5" x 15'3" (3.49m x 4.65m)
Double glazed window to front, radiator, door leading to:

En-suite 5'0" x 5'1" (1.53m x 1.54m)
Three piece suite comprising, vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to side, radiator.

Bedroom 2 8'4" x 15'3" (2.55m x 4.65m)
Double glazed window to rear, radiator.

Bedroom 3 11'3" x 9'3" (3.44m x 2.81m)
Double glazed window to front, radiator.

Bedroom 4 8'4" x 9'3" (2.55m x 2.81m)
Double glazed window to rear, radiator.

Bathroom 6'11" x 5'6" (2.10m x 1.68m)
Three piece suite comprising, bath, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail.

OUTSIDE

Lawned garden and driveway to the front leading to the garage. Enclosed garden to the rear with paved patio area, steps leading up to further paved patio seating area and lawn.

Garage 17'0" x 9'3" (5.18m x 2.81m)
Up and over door to the front.

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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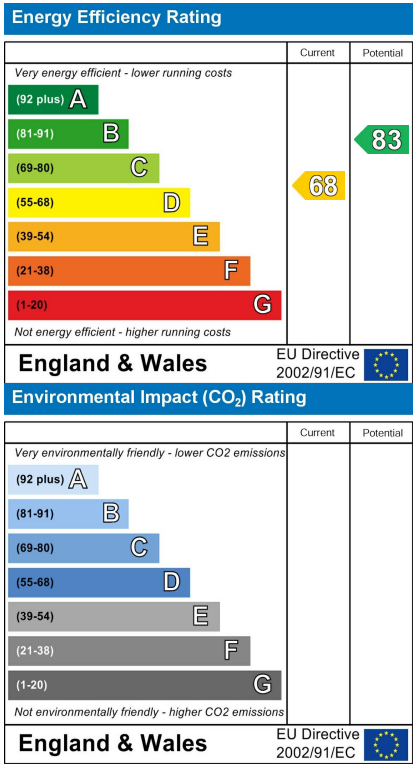
Total area: approx. 140.3 sq. metres (1509.7 sq. feet)