



## Gorsey Lane, Ashton-Under-Lyne, OL6 9BT

**Offers in the region of £210,000**

Nestled on Gorsey Lane in the charming town of Ashton-Under-Lyne, this semi-detached house, built in 1920, presents a wonderful opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The two bedrooms provide comfortable living quarters, while the bathroom is ready for your personal touch.

One of the standout features of this home is its picturesque outlook, overlooking the lush greens of Ashton Golf Course. The stunning country views extend all the way to Hartshead Pike, offering a serene backdrop that is sure to impress.

While the property is in need of full modernisation, this presents a blank canvas for buyers to infuse their own style and preferences. The potential to transform this house into a contemporary haven is immense, making it an exciting prospect for those with a vision.

We highly recommend viewing this property to fully appreciate its charm and the beautiful surroundings. Whether you are a first-time buyer or looking for a project, this home on Gorsey Lane is not to be missed.



## GROUND FLOOR

### Porch

3'3" x 4'11" (1.00m x 1.50m)

Window to front, window to side,

### Hall

16'1" x 3'11" (4.90m x 1.19m)

Long Hallway leading into Lounge , Reception 2 and stairs leading up

### Lounge

12'9" x 11'3" (3.89m x 3.44m)

Bow window to front,

### Reception 2

12'9" x 15'6" (3.89m x 4.73m)

Window to rear, amazing views of Hartshead pike

### Kitchen

9'4" x 7'7" (2.85m x 2.30m)

Window to side, door leading into garden. Kitchen is standard with base & top units

## FIRST FLOOR

### Landing

2'11" x 15'6" (0.90m x 4.73m)

### Bedroom 1

12'9" x 15'6" (3.89m x 4.73m)

Window to rear,

### office

9'4" x 7'7" (2.85m x 2.30m)

Window to side, entrance to this room is through bed 1

### Bedroom 2

12'10" x 10'1" (3.90m x 3.07m)

Window to front,

### Bathroom

8'7" x 5'1" (2.61m x 1.56m)

Small shower room , toilet & sink basin

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