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

Enjoying panoramic golf course and countryside views up to Hartshead Pike, this stylishly presented three-bedroom semi-detached property occupies a delightful elevated position with a highly regarded residential location. Coming to the market in excellent condition, we are of the opinion that the property is ideally suited to a growing family and interested parties are strongly recommended to view in the property internally to full appreciate the accommodation and views on offer.

Offers Over £230,000

Gorse Lane, Ashton-Under-Lyne, OL6 9BT

- Stunning Golf Course/Countryside Views
 - Excellent Decorative Order Throughout
 - Excellent Access To Local Countryside Walks
 - Ideally Suited To A Growing Family
- Stylishly Presented Three-Bedroom Semi-Detached
 - Contemporary Kitchen and Bathroom Fittings
 - Well Regarded Residential Location
- In Situ Photovoltaic Panels Significantly Reducing Energy Costs And Battery Storage/Feed In Payments
 - Good Size Bay-Fronted Living Room And Gardens To Front And Rear
 - Internal Inspection Is Simply Essential

The Accommodation Briefly Comprises:

Entrance hallway, lounge with uPVC double-glazed bay window, kitchen with contemporary fittings and integrated appliances. The dining area has uPVC double-glazed French doors onto the rear garden. To the first floor there are three well-proportioned bedrooms, Master bedroom having built-in wardrobes with the second double-bedroom having built in shelving units, bathroom with contemporary white suite, separate WC. The property also benefits from modern cavity wall and loft insulation.

NB: The loft space has a pulldown ladder and lighting and has been fully boarded and there is significant potential to convert the void to accommodation subject to the necessary permissions and consents.

Externally, there is a forecourt garden and a larger than average enclosed rear garden beyond which there is unofficial parking.

The property is well placed for ease of access to both Ashton-Under-Lyne and Mossley town centres where there are excellent commuter links. Local junior and high schools are also in close proximity as are several countryside walks. Other amenities in the vicinity include Ashton Golf Club and Tameside General Hospital.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Hallway

Composite style double-glazed security door, laminate flooring, understairs storage cupboard, central heating radiator.

Lounge

15'0 increasing to 16'8 into bay x 12'8 (4.57m increasing to 5.08m into bay x 3.86m) Laminate flooring, uPVC double-glazed window, central heating radiator.

Dining Kitchen

18'11 x 9'1 (5.77m x 2.77m) One and a half bowl single drainer stainless-steel sink unit,. a range of wall and floor mounted units, solid wooden work surfaces, integrated stainless-steel oven with four-ring gas hob and contemporary extractor unit over, plumbing for automatic washing machine, laminate flooring, part-tiled, uPVC double-glazed window, uPVC double-glazed French doors onto the rear garden, central heating radiator.

FIRST FLOOR

Landing

uPVC double-glazed window, loft access with pulldown ladder and light in situ. The roof space has been boarded with further potential to convert to additional bedroom accommodation (subject to the usual permissions and consents).

Bedroom 1

13'7 x 9'11 plus door recess area (4.14m x 3.02m plus door recess area) Built-in wardrobes, uPVC double-glazed window, central heating radiator.

Bedroom 2

10'7 reducing to 9'8 x 10'4 plus door recess area (3.23m reducing to 2.95m x 3.15m plus door recess a) Built-in storage shelving, uPVC double-glazed window, central heating radiator.

Bedroom 3

8'8 x 8'2 including bulkhead plus rear alcove sect (2.64m x 2.49m including bulkhead plus rear alcove) uPVC double-glazed window, central heating radiator.

Bathroom

5'8 x 5'2 (1.73m x 1.57m) Modern white suite having panelled bath with shower over, pedestal wash hand basin, part-tiled, tiled floor, uPVC double-glazed window, heated chrome towel rail/radiator.

Separate WC

Modern white low-level WC, uPVC double-glazed window.

EXTERNAL

There is a forecourt side garden whilst the fully enclosed rear garden is laid mainly to lawn with a useful brick-built storage outbuilding.

Beyond the rear yard is an unofficial car parking area.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

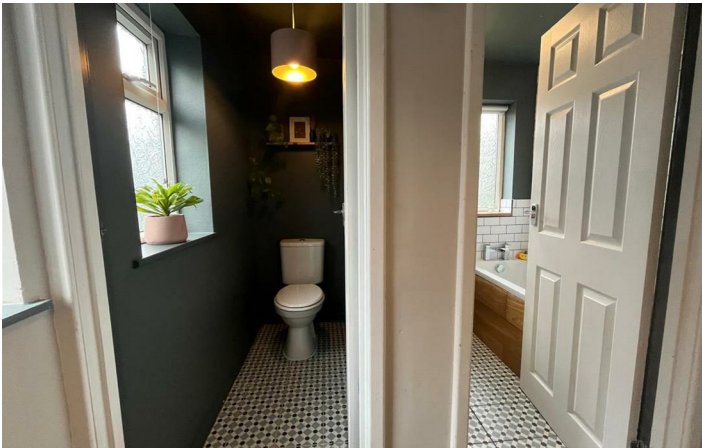
Council Tax Band "B".

VIEWING

Strictly by appointment with the Agents.



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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