

HUNTERS®

HERE TO GET *you* THERE



Gorse Lane

Ashton-under-Lyne, OL6 9AU

£425,000



Hunters are delighted to bring to the market this period property that backs on to Ashton Golf course and provides far reaching views of Hartseed Pike. If you are seeking high ceilings, character, period features and extensive outdoor space, then look no further. The three bedroom property is close to Ashton Golf course, St Christopher's Primary School and Inspire Academy. The semi detached property benefits from Entrance hall, living room, dining room, kitchen, pantry, study, WC, three bedrooms, bathroom, utility room, garage, driveway, front and rear garden.



ENTRANCE HALL

The entrance hall benefits from UPVC door, radiator, Parquet flooring and staircase to the first floor.

LIVING ROOM 11'10" x 18'2" (3.61 x 5.54)

The Parquet flooring continues within this good sized reception room. There are two UPVC windows, one at the front and one at the rear, two radiators, picture rail and feature fireplace with Gas fire.

DINING ROOM 10'10" x 11'7" (3.3 x 3.53)

The dining room is at the rear of the property and benefits from picture rail, radiator, UPVC window, Parquet flooring and French doors providing access to the rear garden.

KITCHEN

The kitchen has been fitted with a range of base units with Quartz work surface, stainless steel sink, oven and hob. Space has been provided for a free standing fridge freezer. There is also two UPVC window, feature window, radiator and tiled flooring.

PANTRY 4'3" x 4'5" (1.3 x 1.35)

There is ample storage, UPVC window and combination boiler.

STUDY 6'0" x 6'1" (1.83 x 1.85)

The study is at the front of the property and benefits from UPVC window and radiator.

WC

The ground floor cloakroom benefits from vanity hand basin, LLWC, ladder style radiator, extractor fan and tiled walls and flooring.

LANDING

The landing provides access to the first floor rooms and the loft via hatch.

MASTER BEDROOM 11'11" x 14'9" (3.63 x 4.5)

The master bedroom is generous in size and benefits from a range of fitted wardrobes, radiator and UPVC window with views of the rear garden and the golf course.

BEDROOM 2 10'9" x 14'1" (3.28 x 4.29)

The second double bedroom is at the rear of the property and benefits from two UPVC windows and radiator.

BEDROOM 3 6'2" x 6'8" (1.88 x 2.03)

The third bedroom has two UPVC windows and a radiator.

UTILITY 6'3" x 7'6" (1.9 x 2.29)

This brick built addition to the garage provide a welcome space for a washing machine and dryer.

GARAGE/GYM 12'6" x 16'11" (3.81 x 5.16)

The space is currently used as a gym and provides ample space for the equipment.

EXTERIOR

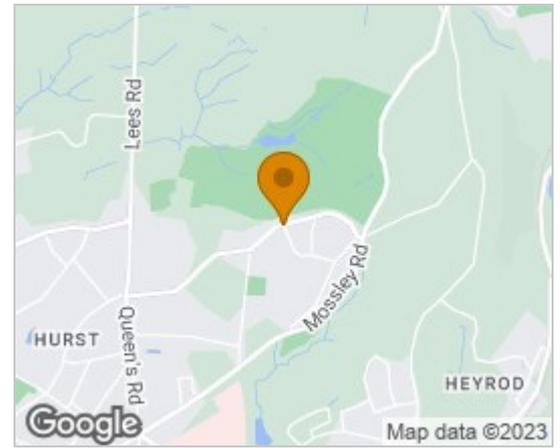
The front of the property benefits from a gravel drive with space for approximately 6 cars or more. There is a generous sized lawn and flower bed with mature shrubs. At the rear of the property is a lawn, two seating areas and planted borders. The golf course is at the rear and so there are far reaching views of the golf club and Hartsead Pike.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

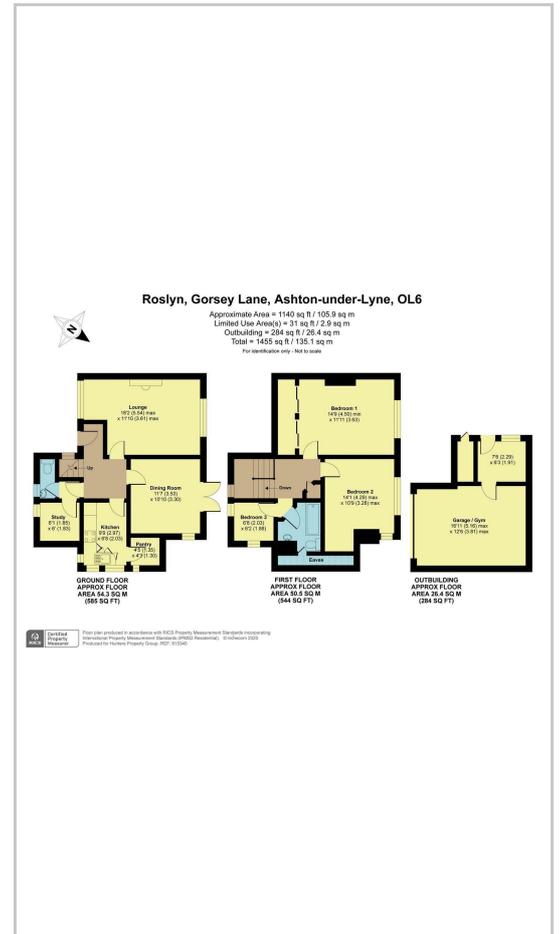
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Area Map



Floor Plans



Energy Efficiency Graph

