

# HUNTERS®

HERE TO GET *you* THERE



## Gorsey Lane

Ashton-Under-Lyne, OL6 9BT

Offers Over £260,000



We are delighted to offer this beautiful 3 bedroom semi-detached family property ideally located in a much sought after area of Ashton-under-Lyne, with open aspect countryside views to the rear whilst also being in close proximity to all local amenities including schools and transportation links.

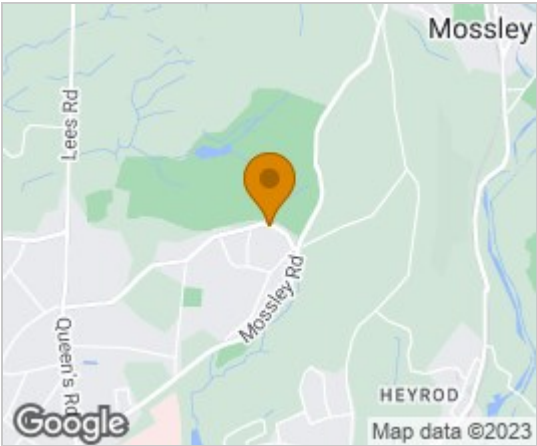
Within walking distance to Ashton-under-Lyne Golf Club, Hartshead Pike and the Pennine bridal path.

Internally the property's current layout consists of:- Entrance Porch, Hallway, Lounge, Kitchen/Diner, Conservatory, 3 Bedrooms and Bathroom.



- Hallway 6'1" x 12'10" (1.87 x 3.93)
- Lounge 12'10" x 11'1" (3.93 x 3.38)
- Kitchen 19'1" x 9'4" (5.84 x 2.87)
- Bedroom 1 12'9" x 10'2" reducing to 9'10" (3.90 x 3.10 reducing to 3.01)
- Bedroom 2 11'5" x 10'5" (3.49 x 3.20)
- Bedroom 3 8'11" x 8'2" (2.73 x 2.51)
- Bathroom 8'1" x 5'6" (2.48 x 1.7)
- Conservatory 9'11" x 7'8" (3.03 x 2.35)

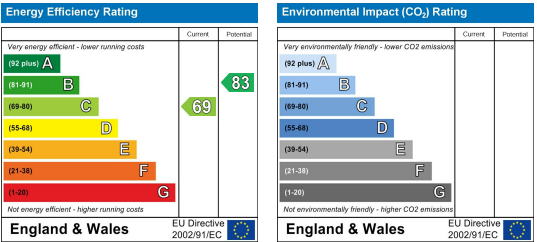
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.