

# DAWSONS

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## Gorsey lane, Ashton Under Lyne, OL6 9BT

This well-proportioned two-bedroom semi-detached property offers fantastic potential and enjoys delightful far reaching views over Ashton Golf Club towards Hartshead Pike.

**Price £225,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Gorsey lane, Ashton Under Lyne, OL6 9BT

- Highly Regarded Residential Location
- In Need of Some Upgrading Works Plus Noted Within The Property
- Close to Open Countryside whilst Ashton Town Centre being readily accessible
- Two Double Bedrooms Plus Office off Rear Bedroom
- Rear Views Over The Fifth Green and Sixth T/Fairway to Rear
- Internal Inspection Recommended
- Two Reception Rooms with Separate Kitchen
- uPVC Double-Glazing and Gas-Fired Central Heating

## The Accommodation Briefly

### Comprises:

Entrance porch, entrance vestibule, open to entrance hallway, dining/sitting room, living room, separate kitchen. To the first floor there are two well-proportioned double-bedrooms whilst accessed off the rear bedroom is a further room currently utilised as a home office, shower room/WC.

Externally, the property has a forecourt garden and pleasant courtyard garden to the rear.

With long range golf course views towards Hartshead Pike, there are several countryside walks in the vicinity whilst Ashton town centre is readily accessible and provides a wide range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Entrance Porch

uPVC double-glazed front door and window.

##### Entrance Vestibule

##### Entrance Hallway

Central heating radiator.

##### Dining/Sitting Room

12'8 x 10'3 (3.86m x 3.12m)

uPVC double-glazed bow window, feature fireplace, central heating radiator.

##### Lounge

15'4 x 12'9 (4.67m x 3.89m)

uPVC double-glazed window, wall-mounted gas fire, understairs storage cupboard with uPVC double-glazed window.

##### Kitchen

9'4 x 7'6 (2.84m x 2.29m)

Single drainer stainless-steel sink unit, a range of wall and floor mounted units, uPVC double-glazed window, double-glazed rear door, plumbing for automatic washing machine.

#### FIRST FLOOR

##### Landing

uPVC double-glazed window.

##### Bedroom 1 (to the rear)

15'10 x 12'10 (4.83m x 3.91m)

Alcove wardrobes, uPVC double-glazed window, central heating radiator. Off the rear bedroom there is a further room.

##### Further Room

9'4 x 7'8 (2.84m x 2.34m)

Currently used as a home office with built-in out by Thirdfort. storage cupboard, uPVC double-glazed window, central heating radiator.

##### Bedroom 2 (to the front)

12'9 x 10'1 (3.89m x 3.07m)

uPVC double-glazed window, central heating radiator, wash hand basin with vanity storage unit below, overhead storage cupboards.

##### Shower Room/WC

Shower cubicle, low-level WC, wash hand basin, part tiled.

#### EXTERNAL

Externally, there is a forecourt garden.

To the rear there is an enclosed garden area abutting Ashton Golf Course.

#### TENURE

Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "C".

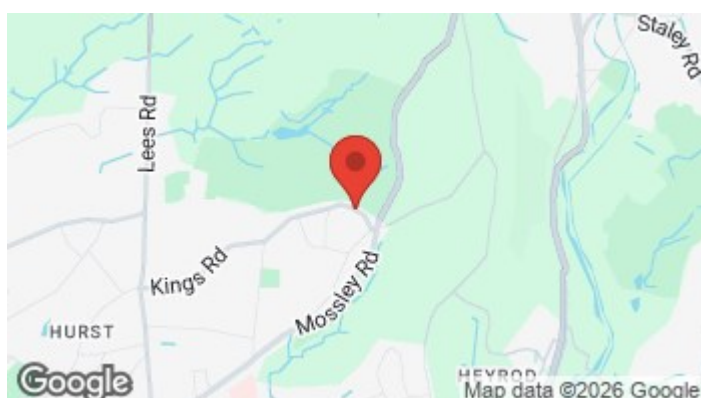
#### VIEWINGS

Strictly by appointment of the Agents.

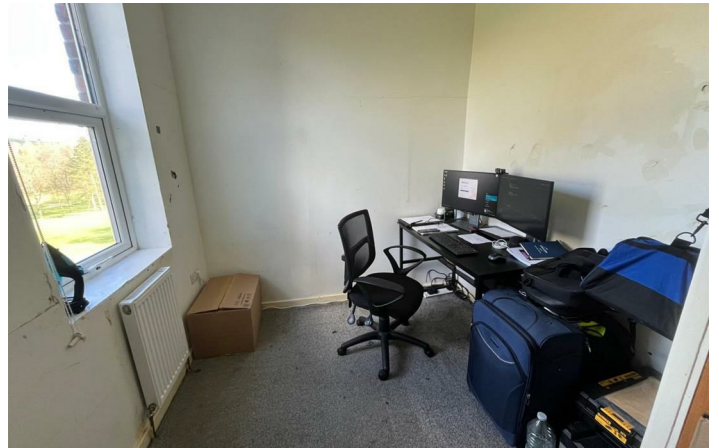
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This is a legal requirement to meet HMRC and UK law guidelines .

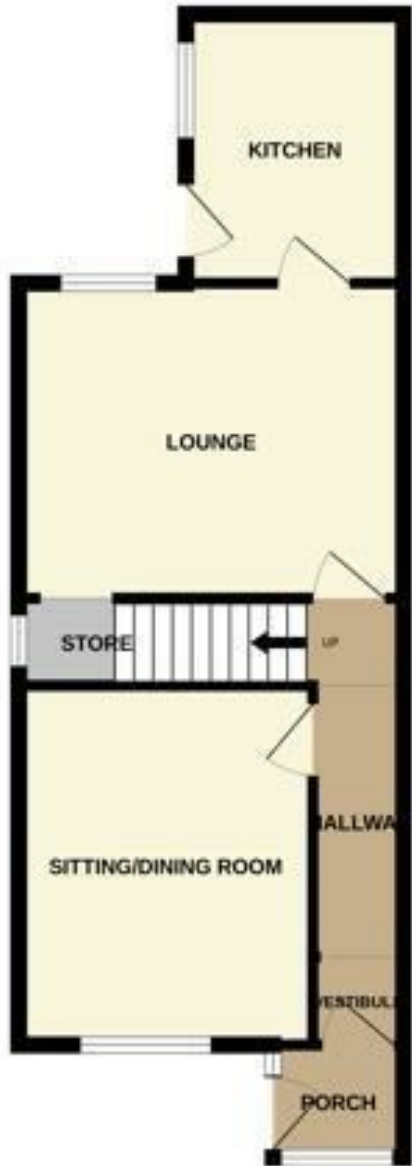


## Directions



# Floor Plan

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements, of plans, sections, levels and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operation or efficiency can be given.  
 Plans and Measure 1/2020

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