





Gorsey Lane
Tameside
OL6 9AU

Offers in Excess of £
520,000.00

bettermove

Gorsey Lane - Tameside

Bettermove are proud to present this 4 bedroom semi-detached house in Ashton-under-Lyne.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via a private driveway, complete with an EV charging point.

The council tax band is E.

The interior of this beautifully presented property comprises a spacious open-plan kitchen, dining and living area, featuring a modern fitted kitchen with integrated appliances, central island, bifold doors and a feature gas fireplace. The ground floor also benefits from underfloor heating, a contemporary shower room and useful storage space. The first floor consists of three generously sized double bedrooms, a versatile fourth bedroom which could be utilised as a study, and a modern family bathroom. The exterior boasts a generous enclosed rear garden with a lawned area and paved patio, perfect for enjoying the summer months, whilst backing onto Ashton Golf Course.

Located in the popular town of Ashton-under-Lyne, the property is conveniently situated close to a range of local amenities, including shops, supermarkets, restaurants, pubs and well-regarded schools. Excellent transport connections can be found via Ashton-under-Lyne railway station, local Metrolink services and nearby motorway links, providing convenient access to Manchester city centre and surrounding areas.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
4	2	0	Freehold

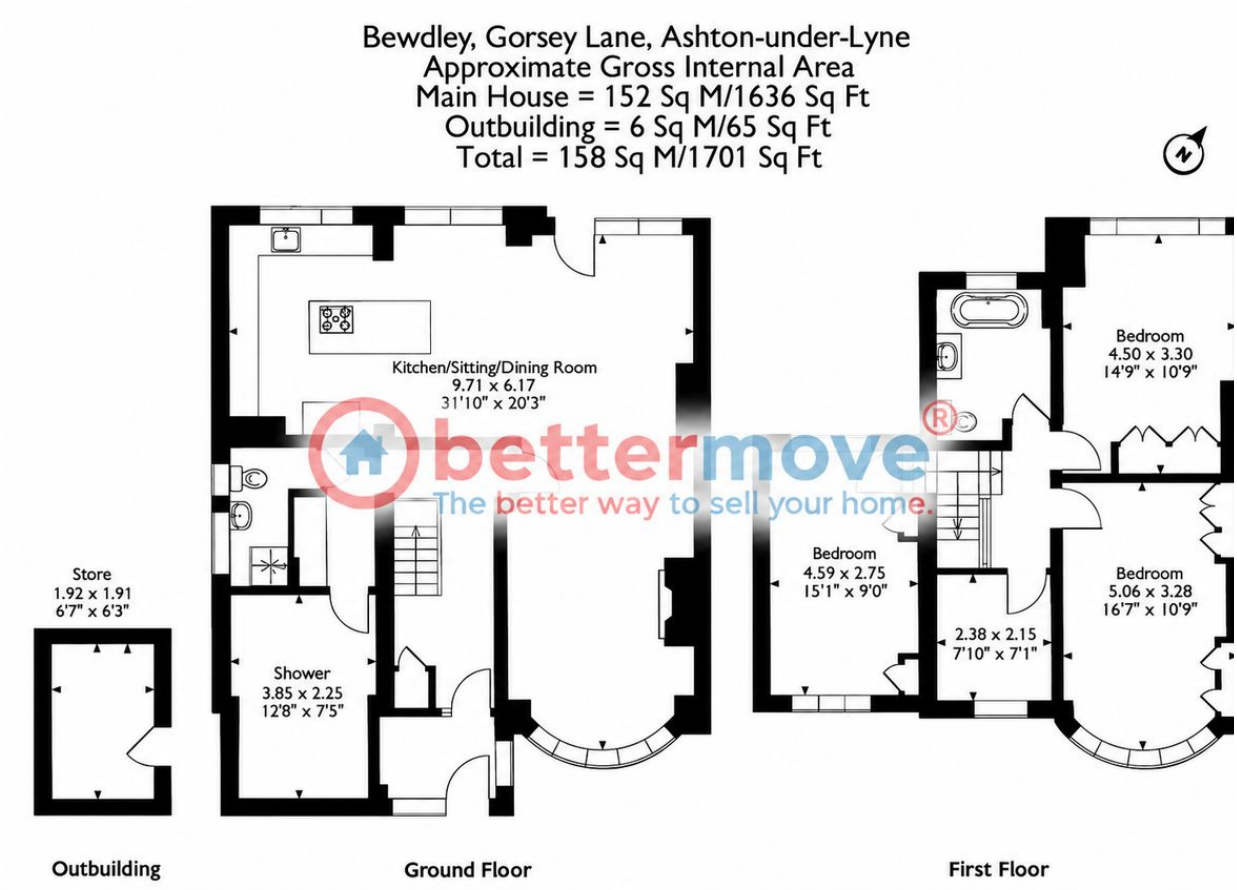








Floor Plan


Bewdley, Gorsey Lane, Ashton-under-Lyne
Approximate Gross Internal Area
Main House = 152 Sq M/1636 Sq Ft
Outbuilding = 6 Sq M/65 Sq Ft
Total = 158 Sq M/1701 Sq Ft
Store
1.92 x 1.91
6'7" x 6'3"
Kitchen/Sitting/Dining Room
9.71 x 6.17
31'10" x 20'3"
Shower
3.85 x 2.25
12'8" x 7'5"
Bedroom
4.59 x 2.75
15'1" x 9'0"
2.38 x 2.15
7'10" x 7'1"
Bedroom
4.50 x 3.30
14'9" x 10'9"
Bedroom
5.06 x 3.28
16'7" x 10'9"
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The better way to sell your home.
Outbuilding
Ground Floor
First Floor

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B	82	89
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C	73	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		







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