



### 3 Gorsey Lane, Ashton-under-Lyne

£425,000

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- NO VENDOR CHAIN
- Detached Property
- Four Bedrooms
- Three Receptions
- Sought After Location
- GCH & Double Glazed Throughout
- 26ft Long Garage
- EPC Rating - D



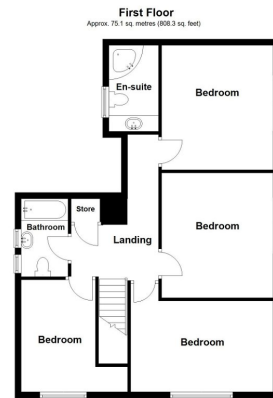
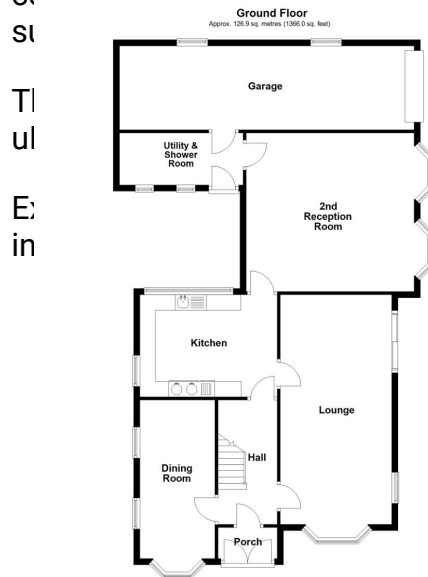
With **NO VENDOR CHAIN** - this as a fantastic and rare opportunity to purchase a genuine and original Executive Four (spacious) Bedroom Detached property in one of Ashton-Under-Lyne's prime and sought after locations.

Ideally located for all amenities, yet set in a quiet secluded area, adjacent to Ashton-under-Lyne Golf Club and surrounding countryside.

The property boasts spacious, highly flexible accommodation covering over 2,000 sq ft, comprising:-

To the Ground Floor - Entrance Hall, Lounge, Dining Room, 2nd Reception Room, Kitchen/Diner, WC, Shower & Utility Room.

To the First Floor - Four spacious Bedrooms (3 of the bedrooms complete with fitted wardrobes & master bedroom with En-



Total area: approx. 202.0 sq. metres (2174.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**Chadderton Office**

509 Middleton Road,  
Chadderton, Oldham,  
OL9 9SH

chadderton@kirkham-property.co.uk  
t: 0161 626 5688