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76 Bristol Avenue, Ashton-Under-Lyne, OL6 8TZ

£460,000

Welcome to Bristol Avenue! Located on the ever popular Hartshead estate, this four bedroom detached family home has been beautifully improved by the current owners and now offers spacious, versatile living spread across two floors.

As you arrive, you'll be greeted by a generous block paved driveway with space for four cars, along with a neat front lawn. Step inside and you'll find an inviting entrance hall. Just off here is the home office, a versatile room that was once the garage but has been transformed into a bright and practical space. Currently used as an office, it could easily serve as a playroom, hobby room, or even a guest bedroom when needed. The utility room is to the rear of the office.

The lounge is cosy with stylish flooring and a stunning electric fireplace that instantly catches the eye. From here, double doors open into the heart of the home: a wonderful open plan kitchen and dining space that stretches an impressive 24 feet across. Perfect for family meals or entertaining, the dining area flows into the showpiece of the property - a stunning orangery. With bi-fold doors, electric Velux windows, and underfloor heating, it is a room that can be enjoyed all year round.

Head upstairs and you'll discover three generously sized double bedrooms, all with fitted wardrobes. The master bedroom also benefits from its own en suite shower room. A

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Entrance Hall
Window to front, open plan, door to:

Office
12'4" x 8'5" (3.76m x 2.57m)
Window to front, open plan, door to:

Utility
4'11" x 8'10" (1.50m x 2.69m)
Window to side. Fitted with matching range of base and eye level units with coordinating worktops over. Plumbed for automatic washing machine. Space for tumble dryer. One and a half bowl sink with mixer tap. Ceiling light. Wall mounted Baxi combi boiler.

Lounge
16'2" x 12'2" (4.93m x 3.72m)
Bay window to front elevation. Feature inset electric living flame effect fire. Karndean flooring. Ceiling light. Double doors to:

Kitchen/Diner
11'7" x 24'9" (3.53m x 7.54m)
Window to rear elevation. Fitted with a matching range of base and eye level units with coordinating worktops over. One and a half bowl composite sink with mixer tap. Two eye level built in Neff electric ovens. Neff induction hob. Integrated dishwasher. Space for American style fridge freezer. Under counter lighting. Downlights to ceiling. Door to side providing access out to rear garden. Radiator. Access to under stairs storage cupboard. Vinyl to kitchen area, karndean flooring in dining area. Dining area leads open plan into:

Sun Room/Orangery
Two windows to side elevation. Four skylights to ceiling (two of which are electric and operated by remote control). Laminate flooring with underfloor heating. Downlights to ceiling. Bi-fold doors leading out to garden.

Stairs and Landing
Doors to Bedrooms and Bathroom. Access to airing cupboard.

Master Bedroom
14'3" x 12'3" (4.34m x 3.73m)
Window to front, Fitted carpet. Fitted wardrobes. Single radiator. Downlights to ceiling. door to:

En-suite Shower Room
Window to side, Fitted with three piece suite comprising of corner shower cubicle with electric powered shower over, WC, and vanity unit with insect wash hand basin. Heated towel rail. Fully tiled walls and flooring. Downlights to ceiling.

Bedroom Two
10'11" x 9'4" (3.33m x 2.84m)
Window to rear elevation. Another bedroom of double proportions complete with fitted wardrobes. Single radiator. Laminate flooring. Ceiling light. Loft hatch providing access to loft space.

Bedroom Three
9'7" x 8'11" (2.92m x 2.72m)
Window to front elevation, Another room of double proportions with fitted wardrobes fitted carpets, single radiator and downlights to ceiling.

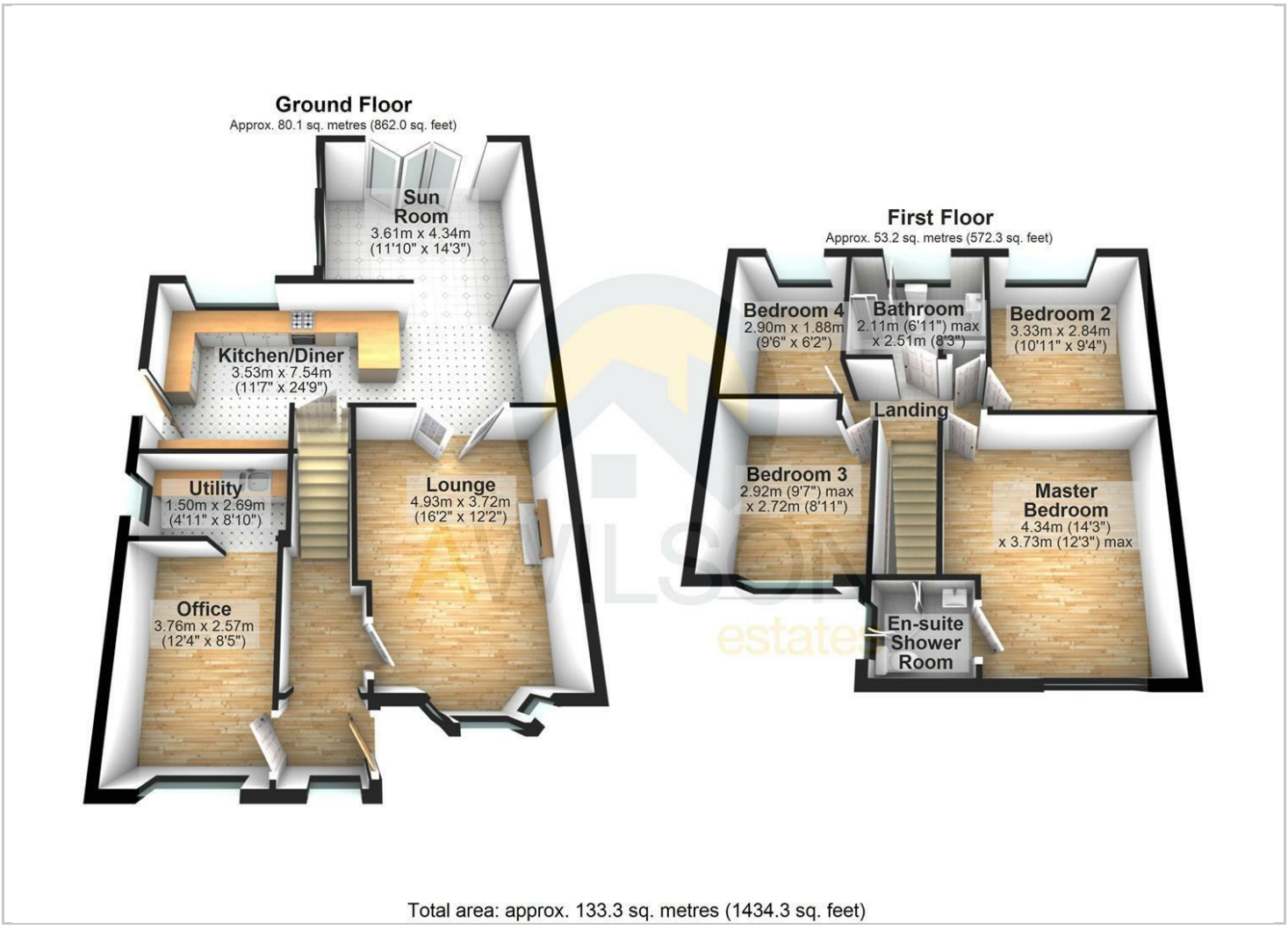
Bedroom Four
9'6" x 6'2" (2.90m x 1.88m)
Window to rear elevation. Radiator. Ceiling light.

Bathroom
Window to rear elevation. A fully tiled family bathroom with walk in shower enclosure with rainfall style showerhead and additional handheld shower attachment, WC, and vanity unit with inset sink and mixer tap. Underfloor heating. Heated towel rail. Downlights to ceiling.

Outside and Gardens
Block paved driveway proving off road parking comfortably for four cars. Lawned front garden with hedged borders. Large shed to front garden.

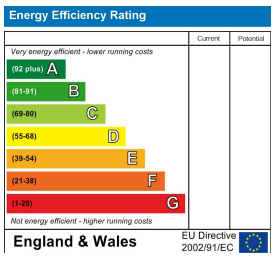
To the rear there is a paved patio area with steps leading down to a lawned garden with planted borders and a summer house.

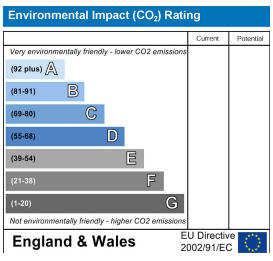
Additional Information
Tenure: Leasehold
EPC Rating: TBC
Council Tax Band: D



Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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