



## Winchester Avenue, Ashton-Under-Lyne, OL6 8BU

**Offers over £375,000**

Fantastic family sized four/five bedroom detached property ideally located in this sought after area of Ashton under Lyne within close proximity to local amenities and excellent schools, and offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The property has been well cared for, extended and much improved by the present owners and now provides a large family home with accommodation that briefly comprises: Entrance porch which in turn opens to a large entrance hallway, leading to a large living room with double doors that open to the superb open plan kitchen, dining and family area. The garage area has been converted to create a snug/playroom or has been utilised as a fifth bedroom with a wet room adjoining, a utility room completes the downstairs accommodation. To the first floor there are four good sized bedrooms with bedroom four having an en suite shower room and the family shower room completes the said first floor accommodation.

To the outside there is a large block paved driveway providing parking for two/three vehicles and direct access to a good sized lawned garden to the rear with patio area. The property is Hive gas central heated and Upvc double glazed and offers a versatility of accommodation that few properties possess ensuring that this property will appeal to even the most discerning of purchasers.

A Superb Family Home – Viewing Recommended!



## GROUND FLOOR

### Entrance Porch

Composite double glazed front door and door to the hallway.

### Entrance Hall

Good sized hallway with Upvc double glazed windows to the front and side elevations, laminate wooden flooring, under stairs storage cupboard and radiator.

### Living Room

20'5" x 11'7" (6.23 x 3.55)

Excellent sized room with Upvc double glazed window to the front, laminate wooden flooring, double doors to the open plan family room and kitchen area, wall light points, TV aerial point, and radiators.

### Open Plan Kitchen & Dining Room

27'0" x 16'2" | shaped (8.24 x 4.93 | shaped)

Fantastic sized open plan room with a matching range of fitted base and wall high gloss units in white, single drainer 1 1/2 bowl sink unit with mixer tap, breakfast bar, cooker point and space for large cooker with extractor hood above, integrated fridge and freezer, TV aerial point, Upvc double glazed window to the rear, Upvc double glazed patio doors to the rear garden, inset ceiling spot lights, door to the utility room, Upvc double glazed door to the side elevation and radiators.

### Guest Room/Snug/Bedroom 5

12'4" x 8'6" (3.76 x 2.60)

Upvc double glazed window to the front, laminate wooden floor, inset ceiling spot lights and radiator.

### Wet Room

8'6" x 5'4" (2.60 x 1.65)

Fitted mixer shower, pedestal wash hand basin, low level WC, Upvc double glazed window to the side elevation and radiator.

### Utility Room

8'11" x 5'1" (2.73 x 1.56)

Fitted base units with single drainer sink unit and worktops over, part tiled walls, Plumbing for automatic washing machine, space for dryer

## FIRST FLOOR

### Landing

Access to loft

### Bedroom 1

15'3" x 11'7" (4.66 x 3.54)

Fitted recess wardrobe with mirror sliding door front, Upvc double glazed window to the front and radiator.

### Bedroom 2

11'7" x 8'9" (3.54 x 2.68)

Fitted wardrobe with mirror fronts, Upvc double glazed window to the rear and radiator.

### Bedroom 3

12'2" x 9'1" (3.71 x 2.77)

Fitted recess wardrobe with mirror sliding door front, Upvc double glazed window to the front and radiator.

### Bedroom 4

17'6" x 9'3" | shaped (5.34 x 2.83 | shaped)

Fitted wardrobe with mirror fronts, Upvc double glazed window to the rear, TV aerial point and radiator.

### En Suite Shower Room

Fitted shower cubicle with mixer shower, pedestal wash hand basin, low level WC and radiator.

### Family Shower Room

Fitted corner shower cubicle with mixer shower, pedestal wash hand basin, low level WC, tiled walls and radiator.

## OUTSIDE

### Gardens

To the outside there is a large block paved driveway providing parking for two/three vehicles, lawned garden with conifers a gate provides direct access to a good sized lawned garden to the rear with block paved patio area and fenced boundaries.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

