



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

Price £325,000

Potentially one of the most energy efficient homes in Tameside and fitted with a plethora of energy saving products is this fantastic recently completely renovated two bedroom detached bungalow offering excellent sized accommodation of which only a full personal inspection will fully reveal.

Offering versatile accommodation this immaculate family home not only represents a home but a also a warm and relaxing way of life and situated on a popular road in Ashton- Under-Lyne. The property has been much improved and is certainly a credit to the current owner with well planned accommodation that briefly comprises: Good sized entrance porch, lounge with media wall and inset feature living flame electric fire, great sized newly fitted Howdens kitchen with integrated appliances, two excellent sized double bedrooms and newly fitted bathroom/WC.

To the outside the property boasts excellent sized gardens to the front and rear with a driveway to the front leading to the garage, the rear garden is also a good size and enjoys a sunny aspect. The property has newly Upvc double glazing throughout, Daikin Air source heat pump installed in December 2024 by British Gas with independently controlled under floor heating in all rooms

(See Note in the Further Description For Full Details of the work that has been carried out during this Impressive Modernisation programme).

IMMACULATE THROUGHOUT - AN OPPORTINUTIY NOT TO BE MISSED!



NOTE - Full Details of Work During Modernisation.

Re-plaster boarded and skimmed all rooms and ceilings

New doors, flooring, skirting boards, window boards and architraves in every room.

Complete re-wire of entire house, along with outside power supply and future proofed with space for additional electrical installations in future e.g. electric car charger.

Plug sockets with USB ports in every room

Ethernet data ports in both bedrooms and living room, linking to an easily accessible smart-board in the loft for any smart-home connectivity.

Media wall in living room which accommodates the sound bar and up to 75" TV, along with wiring for wall mounted speakers.

Smart compatible electric blinds in both bedrooms and electric curtain rail in living room, all controlled via wall-mounted switch or remote control.

Additional work done by Open Reach to allow for full fibre broadband to the property up to 900mb/s speeds.

Water based underfloor heating throughout entire property with independent thermostats for kitchen and bathroom, living room, master bedroom, spare bedroom.

Daikin Air source heat pump installed in December by British Gas.

8.2kw Solar panel and 10kw battery storage installed in the last 12 months

Electricity and gas utilities moved into garage for easy access/maintenance. Gas is capped but can be re-connected easily.

Completely new kitchen with ceramic tile floors with units supplied by Howdens. Comes with quartz worktop, integrated dishwasher, washing machine and dryer, along with Neff Induction Hob and extractor.

Completely new bathroom with ceramic tiling. Fixtures supplied by Victoria Plumbing including large walk-in shower, electric towel rail and smart mirror (heated with built-in Bluetooth speaker).

Brand new front windows and front door supplied by Safestyle.

Loft hatch with ladder and boarded loft with extensive storage. Completely re-insulated loft space with 300mm rockwool insulation.

Smart Texecom alarm system with control panel and optional app control capability.

GROUND FLOOR

Porch

Upvc double glazed throughout with two windows to front, window to side and front door, newly fitted double glazed door to the kitchen.

Lounge

19'1" x 11'6" (5.84m x 3.52m)

Fitted media wall with space for TV and sound bar, electric living flame effect fire underneath, inset ceiling LED spot lights, decorative flooring, large picture window to the front flooding the room with light, independently controlled under floor heating, plug points with USB ports, electric curtain rail.

Kitchen

16'2" x 12'3" (4.94m x 3.73m)

Impressive Howdens fitted kitchen in a lovely colour of green that changes as the light moves around the room, fitted 1 1/4 single drainer sink unit and Quartz work tops over, fitted four ring Neff induction hob with extractor hood above, integrated dishwasher and washing machine, integrated fridge and freezer, lovely ceramic tiled floor, double glazed window to the side, Upvc double glazed door to the side elevation, inset ceiling LED spot lights, independently controlled under floor heating, plug points with USB ports.

Inner Hallway

Decorative flooring, access to insulated roof void via ladder providing an extensive storage area.

Bedroom 1

13'8" x 10'4" (4.17m x 3.15m)

Great sized double bedroom with decorative flooring, Upvc double glazed window overlooking the rear garden, smart compatible electric blinds controlled via wall mounted switch or remote, independently controlled under floor heating, plug points with USB ports.

Bedroom 2

9'9" x 12'3" (2.98m x 3.73m)

Another great sized double bedroom with decorative flooring, Upvc double glazed window overlooking the rear garden, smart compatible electric blinds controlled via wall mounted switch or remote, independently controlled under floor heating, plug points with USB ports.

Bathroom/WC

Contemporary newly fitted bathroom suite by Victoria plumbing comprising large walk in shower cubicle with mixer shower, vanity wash hand basin, low level WC, ceramic tiled floor and part tiling to walls, electric heated towel rail, smart mirror (heated with bluetooth speaker) double glazed window to the side.

Garage

Up and over door, electric and gas utilities (Gas is capped but can be reconnected if required) power and light. Solar panel battery storage

Gardens & Driveway

To the outside the property boasts excellent sized gardens to the front and rear with a driveway to the front leading to the garage, the rear garden is also a good size and enjoys a sunny aspect.

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.

