



**76 Windermere Avenue**

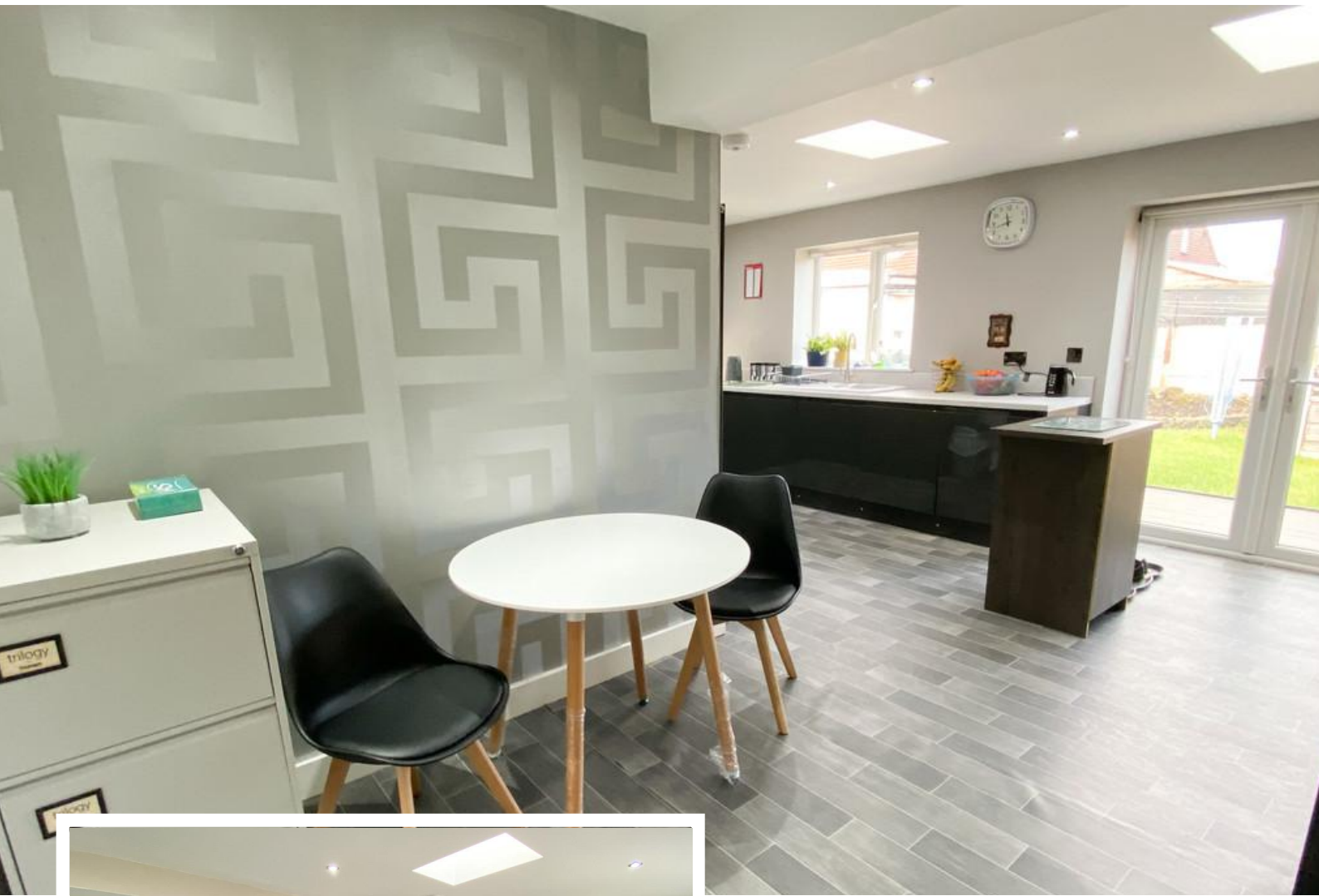
Dane Bank, Denton, M34 2EP

- Extended & Loft Conversion
- Spacious Contemporary Fitted Dining Kitchen
- Two Double Bedrooms
- Luxury Family Bathroom & En-Suite

**Guide Price £350,000**

EPC Rating '59'





## Property Description

Joules are delighted to bring to the market this exceptionally well presented and extended semi detached bungalow with the added benefit of a loft conversion. Situated in a highly sought after location the property briefly comprises: Entrance hall with turned staircase to the first floor, good sized lounge with bay window, spacious open plan dining kitchen with a comprehensive range of high gloss grey units and integrated appliances, a ground floor double bedroom and the stylish bathroom. Venturing upstairs you will find the principle suite with a double bedroom and ample built in bedroom furniture and the en-suite shower room..

Externally to the front of the property is a lawned garden and block paved driveway providing ample parking, To the rear you will find a further lawned garden, decked patio area abutting the property and enclosed paved seating area. There is also a detached garage which is used for storage

### ENTRANCE HALL

10' 2" x 7' 8" (3.1m x 2.34m) Canopied entrance. Rock entrance door opening onto the spacious hallway laminated flooring, meter cupboard, handy understairs storage



cupboard housing recently refitted Ideal combi boiler. Turned staircase with feature glazed balustrade with wooden banister. central heating radiator, downlighters, wooden doors to lounge, ground floor bedroom and bathroom. The hallway is capable of housing a small desk - ideal for someone working from home or home work.

#### LOUNGE

18' 5" x 10' 5" (5.61m x 3.18m) Maximum measurements. Good sized lounge with double glazed bay window to the front elevation. (Please note, the programmable remote controlled blinds are under separate negotiation) Tastefully decorated, inset niche within chimney breast area to house a television (tv not included). Two central heating radiators, wooden door to dining kitchen



#### DINING KITCHEN

19' 1" x 17' 0" (5.82m x 5.18m) Spacious 'L' shaped room. Maximum measurements. 19'1" to 10'3" x 17'0" to 9'0" Well presented open plan room with a comprehensive range of contemporary style units in high gloss grey with coordinating work surfaces and upstands. Bowl and a half enamel sink unit with swan neck mixer, cupboards below, further range of base, drawer, eye level and larder units. Small movable island. Integrated Candy dishwasher, Whirlpool automatic washing machine, White Knight tumble dryer, integrated fridge/freezer. Stoves electric oven and microwave over. Stainless steel four ring gas hob with glass splashback and stainless steel cooker hood over. Under unit and LED kickboard lighting. Double glazed window and double glazed patio doors to the rear garden. Three double glazed Velux windows. Two contemporary style grey central heating radiators



#### GROUND FLOOR BEDROOM

11' 3" x 10' 2" (3.43m x 3.1m) Double bedroom, but as with bungalows the flexibility of accommodation could provide a further reception. Double glazed bay window to the front elevation, central heating radiator, down lighting

#### BATHROOM

10' 2" x 5' 7" (3.1m x 1.7m) Stylish bathroom with modern white three piece bathroom suite comprising: large bath with side mounted mixer tap and shower attachment. Vanity unit housing wash hand basin with mixer tap and low level WC. Fully tiled walls, panelled ceiling with downlighting. Tiled floor, double glazed window with obscure glass to the side elevation, chrome heated towel radiator



#### FIRST FLOOR

##### STAIRS AND LANDING

Turned staircase with glass balustrade and wooden banister. double glazed velux window, wooden door to principle suite



#### PRINCIPLE BEDROOM

12' 3" x 13' 2" (3.73m x 4.01m) Plus wardrobes.

Comprehensively fitted bedroom with a good range of modern built in furniture comprising wardrobes housing clothes hanging rails and shelving and drawer units. Central heating radiator, downlighting, double glazed window to the front elevation, wooden door to en-suite

#### ENSUITE

Modern white suite comprising: vanity unit housing wash hand basin with mixer tap and cupboard below, low level WC; Shower cubicle housing shower with fixed rainhead and hand held attachment. Chrome central heating towel radiator, tiled floor and walls. Double glazed window with obscure glass to the front elevation



#### OUTSIDE

##### FRONT

Lawned front garden with loose slate area, block paved driveway providing ample off road parking, fencing and gate to rear garden. External lighting

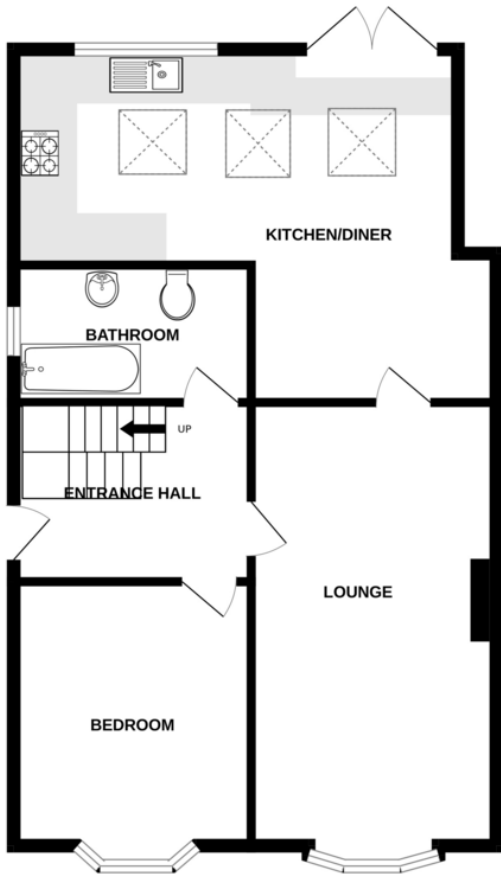
##### REAR

Enclosed rear garden, decked patio area abutting the property, lawned garden, enclosed paved patio area, raised flower bed. Detached garage - used for storage. External lighting

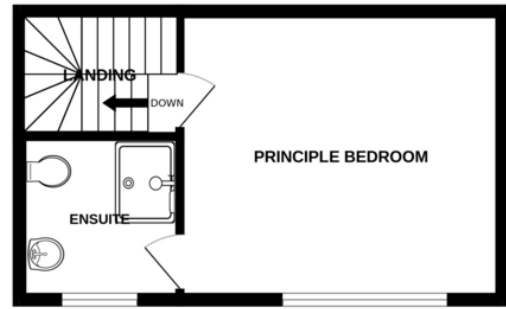




GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such for any.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		

450 Didsbury Road  
Stockport  
Cheshire  
SK4 3BS

[www.joulesestateagents.com](http://www.joulesestateagents.com)  
[sales@joulesestateagents.com](mailto:sales@joulesestateagents.com)  
0161 432 0432

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