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## The Mere, The Fairways, Ashton-Under-Lyne

Offers In Region Of £399,950

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## Exceptional Four-Bedroom Linked Detached Home on the Sought-After Fairways Estate – Perfect for a Growing Family!

This spacious, immaculately presented property has been thoughtfully extended to provide ample living space across two floors. Situated in the desirable Fairways estate, it's ideal for families seeking a blend of comfort, style, and convenience.

Enter through a welcoming hallway with convenient storage, leading to a stunning open-plan living room featuring a charming log burner. The modern fitted kitchen, complete with a breakfast bar, offers ample base and eye-level units, space for a fridge freezer and dishwasher, as well as both gas hob and electric oven. Adjacent is a separate utility room with space for a washer and dryer, additional cupboard storage, and side access to the house. A stylish WC with extra storage flows off the utility.

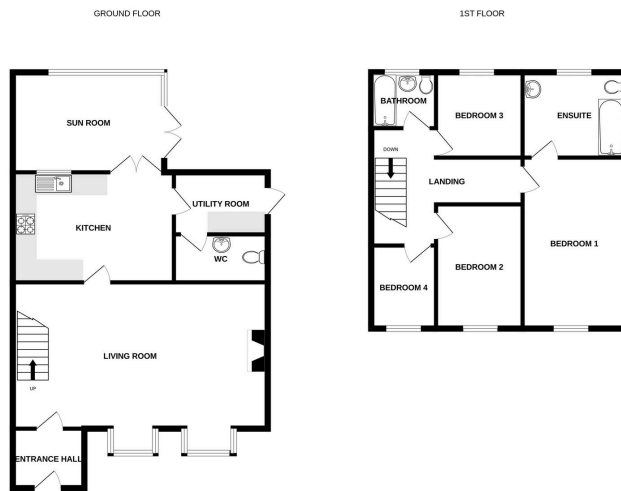
To the rear, a versatile conservatory has been enhanced to serve as a cozy living or dining space, with patio doors opening onto the low-maintenance garden. The garden itself features composite decking and artificial turf – perfect for relaxing or entertaining without the upkeep.

The first floor hosts three well-sized bedrooms – two doubles and a comfortable single – serviced by a modern family bathroom with a shower-over-bath, WC, and wash basin. Further along, you'll find the impressive primary bedroom, complete with its own private, contemporary bathroom. Additionally, there is accessible loft space for extra storage.

The property boasts a spacious, low-maintenance driveway with parking for up to four cars. Located just a short walk from Hartshead Pike, it's perfect for scenic walks and offers breathtaking views over Manchester City Centre and beyond. The home is also within reach of highly regarded local schools, making it an ideal choice for young families.

Please quote AS1006 when enquiring about this property





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Issue with floorplans 11/2023

- Extended FOUR Bedroom Property
- Superb Move In Condition
- Fantastic Views Across City Centre and Hartshead Pike
- Off Road Parking for Multiple Cars
- Walking Distance to Top Rated Schools
- Low Maintenance Rear Garden

