

HUNTERS®

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The Fairway

New Moston, Manchester, M40 3WA

Offers Over £345,000



- IMMACULATEY PRESENTED FAMILY HOME
- 3 BEDROOMS
- UNDERFLOOR HEATING
- BLOCK PAVED DRIVE
- FREEHOLD
- EXTENDED DETACHED
- EN-SUITE TO MASTER BEDROOM
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- EPC RATING C

Tel: 0161 669 4833

The Fairway

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Nestled in the desirable area of The Fairway, Manchester, this immaculately presented detached family home offers a perfect blend of modern living and comfort. With three bedrooms, including a master suite complete with fitted wardrobes and an en-suite bathroom, this property is designed to cater to the needs of a growing family.

The heart of the home is undoubtedly the stylish fitted kitchen, which boasts integrated appliances, elegant quartz worktops, and a convenient boiling water tap, making it a joy for any home cook. The open-plan layout flows seamlessly into the inviting reception room, providing an ideal space for both relaxation and entertaining guests.

This property is equipped with underfloor heating to the ground floor and both bathrooms, ensuring a warm and cosy atmosphere during the colder months. The UPVC double glazing enhances energy efficiency while allowing natural light to flood the interiors, creating a bright and airy environment.

The property also benefits from Texcom alarm system to house and garage, GJD outside lighting system and Reolink CCTV systems.

Outside, the block-paved driveway offers ample parking for up to four vehicles, a rare find in urban settings. The well-maintained garden provides a lovely outdoor space for children to play or for hosting summer gatherings. EPC Rating C

In summary, this detached house on The Fairway is a remarkable opportunity for those seeking a family home that combines modern amenities with a welcoming atmosphere. With its prime location and exceptional features, it is sure to attract interest from discerning buyers.

Porch

Composite entrance door, Upvc double glazed windows.

Entrance Hall

Composite entrance door, underfloor heating.

Open Plan Living Area

32'1" x 18'0" (9.8m x 5.5m)

Feature media wall in the lounge area along with Upvc double glazed window, to the rear of the room is the large kitchen dining area which is fitted out with a good range of wall and base units including central island with breakfast bar. Quartz worktop with "Boiling Water" tap, electric double oven, 5 ring gas hob with extractor hood and microwave combination oven. Integrated appliances include dishwasher, fridge freezer & wine cooler. Underfloor heating throughout, 3 x electric velux roof windows, Upvc double glazed window and French doors to rear garden.

Utility Room

Plumbing for washing machine and space for dryer.

Guest WC

Low level wc and wash hand basin.

Landing

Glass balustrade, Upvc double glazed window.

Bedroom 1

13'1" x 9'6" (4.0m x 2.9m)

Fitted wardrobes, Upvc double glazed window, radiator.

En Suite

Shower enclosure, wash hand basin and low level wc. Wall and floor tiles, underfloor heating & Upvc double glazed window.

Bedroom 2

10'2" x 9'6" (3.1m x 2.9m)

Fitted wardrobes, Upvc double glazed window, radiator.

Bedroom 3

8'2" x 6'2" (2.5m x 1.9m)

Fitted wardrobes, Upvc double glazed window, radiator.

Bathroom

Large shower enclosure with wall mounted spa shower, wash hand basin and low level wc. Wall and floor tiles, underfloor heating, Upvc double glazed window.

Detached Garage

Alarmed, power and lighting.

Externally

Block paved driveway to the front side with flower beds, good sized garden to the rear with block paved patio and lawn area.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; C

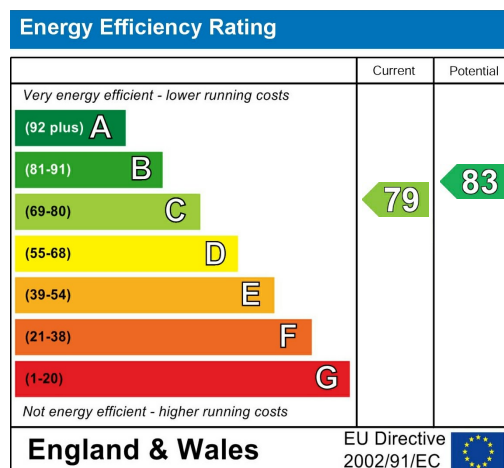
Floorplan







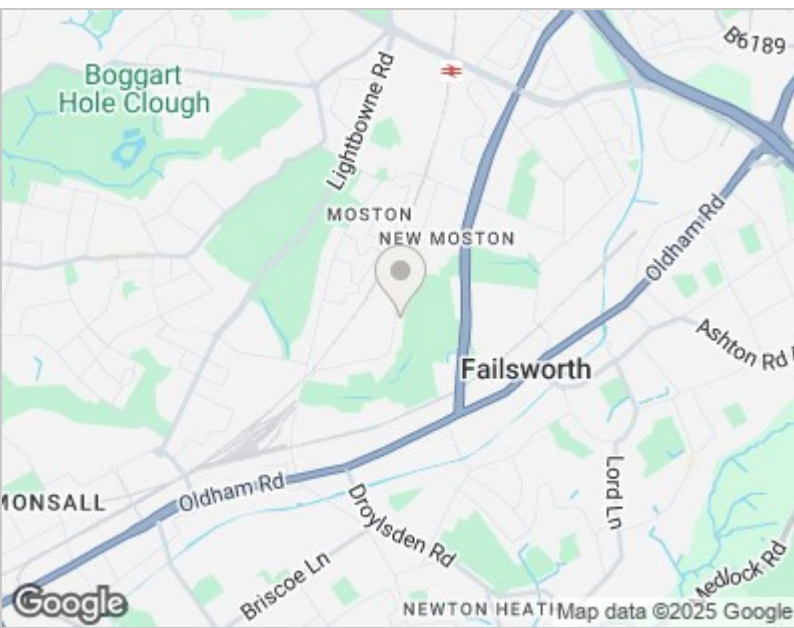
Energy Efficiency Graph



Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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