Fern Lodge

ASHTON, OL6 8EG

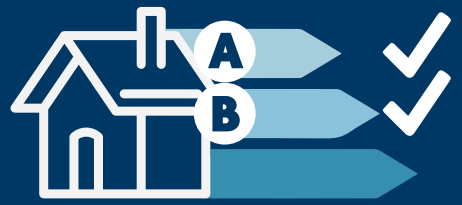
Ideal for commuters, just 2 miles from the M60 and close to Ashton Under Lyne & Stalybridge train station.
2 miles to Ashton Moss Metrolink.

Less than 5 minutes' drive to Stamford Park and Ashton Golf Club.

M60

Average Energy Performance Certificate **(EPC)**

Rating - A & B



Exclusive development of

32, 3 & 4 bedroom properties.



The report '**Watt A Save**' published by the Home Builders Federation (HBF) in July 2023 states that **the average new build homebuyer saves £135 a month** on energy bills, **amounting to more than £1,600 a year**, compared with purchasers of equivalent older properties.

This saving rises to over £180 per month for purchasers of houses, rather than flats or bungalows, totalling £2,200 a year.

LOW RUNNING COSTS

Under 10 mins
to Ashton Moss leisure park with bowling, cinema and restaurants.

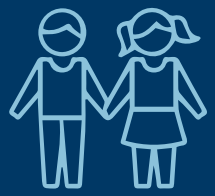


A blank canvas
to make your own.



Close to many

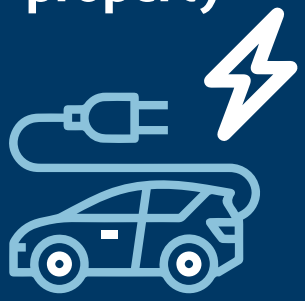
Ofsted 'Good' rated primary and secondary schools.





Each property has 2 parking spaces

An electric vehicle charging point **for every property**



10

10 year
NHBC Warranty included.



Superfast broadband

Freehold

Enjoy our **quality specification** as standard.



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