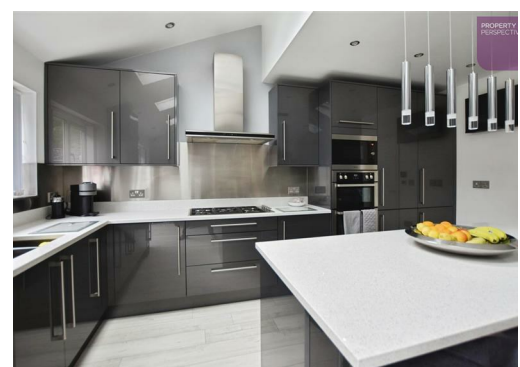




The Fairway, Manchester, M40 3WA

£345,000

We are delighted to offer this modernised 3 bedroom detached property. The property offers high quality yet modern fittings throughout inclusive of the impressive Lounge Dining Kitchen. Well presented gardens with off road parking to the front and a detached garage in rear garden.



151 The Fairway, Manchester, M40 3WA

We are delighted to offer for sale this modernised detached house located in an established residential location which is private with woodlands to the rear. The property has access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is an impressive lounge dining kitchen plus contemporary bathroom, en suite and WC. Items of note include French doors to rear, underfloor heating and electric velux windows. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge dining kitchen, utility room and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the front with a detached garage in the rear garden.

Tenure - Freehold
Council Tax - Band C

The property comprises

Ground Floor

Hallway

With fitted flooring.

Light Through Room 32'1" (max) x 18'0" (max) (9.78m (max) x 5.49m (max))

Having a comprehensive range of modern wall and base units with complimenting quartz worktops and upstands. Integrated double oven, microwave, five ring hob, dishwasher and fridge freezer plus wine cooler. Features include underfloor heating across the full floor and electric velux windows plus feature island unit with breakfast bar. French doors to rear for garden access.

Utility Room 7'10" x 4'1" (2.40m x 1.25m)

With quartz worktops and fitted flooring.

WC 3'9" x 2'11" (1.16m x 0.90m)

Contemporary WC with modern white sanitary ware, vanity basin plus tiling with fitted flooring.

First Floor

Landing

With fitted flooring.

Bedroom 1 13'2" x 9'6" (4.02m x 2.91m)

Having fitted wardrobes and cabinets plus access to en suite with fitted flooring.

En Suite 8'4" x 3'10" (2.56m x 1.18m)

Contemporary en suite with modern white sanitary ware, shower, vanity basin, tiling and feature radiator plus fitted flooring.

Bedroom 2 10'2" x 9'6" (3.11m x 2.91m)

Having fitted wardrobes and cabinets plus fitted flooring.

Bedroom 3 8'3" x 6'4" (2.54m x 1.95m)

Having fitted wardrobes plus fitted flooring.

Bathroom 8'3" x 6'11" (2.54m x 2.13m)

Contemporary bathroom with modern white sanitary ware, fully tiled, spa shower and vanity basin plus underfloor heating.

External

There are well presented and upgraded gardens. There is off road parking to the front with a detached garage (with power) in the rear garden.

