



## 22 Sergeants Lane Whitefield, M45 7TS **Asking price £625,000**

This beautifully presented chain-free 4/5-bedroom detached family home is now available to purchase in the highly desirable Whitefield area (M45). Offering a perfect blend of style, comfort, and functionality, this property provides generous living space ideal for modern family life and represents an excellent opportunity for buyers looking for a smooth and swift purchase with no onward chain.

On the ground floor, you are welcomed by a stunning open-plan kitchen and reception area with sliding doors opening onto a large private garden with patio space—perfect for outdoor entertaining and family gatherings. A former garage has been thoughtfully converted into a flexible room that can be used as a fifth bedroom, playroom, or home office, ideal for those working from home. The property also features a utility room and a separate reception room currently used as an office, offering additional versatility. A downstairs WC adds further convenience.

Upstairs, there are four well-proportioned bedrooms, with the master bedroom benefiting from a private ensuite. A modern family bathroom serves the remaining bedrooms.

Situated in one of Whitefield's most sought-after residential areas, this home is perfect for families looking for excellent local amenities, reputable schools, and easy access to transport links.

Council Tax:

### Viewing

Please contact our HomeDaze Manchester Office on 0161 691

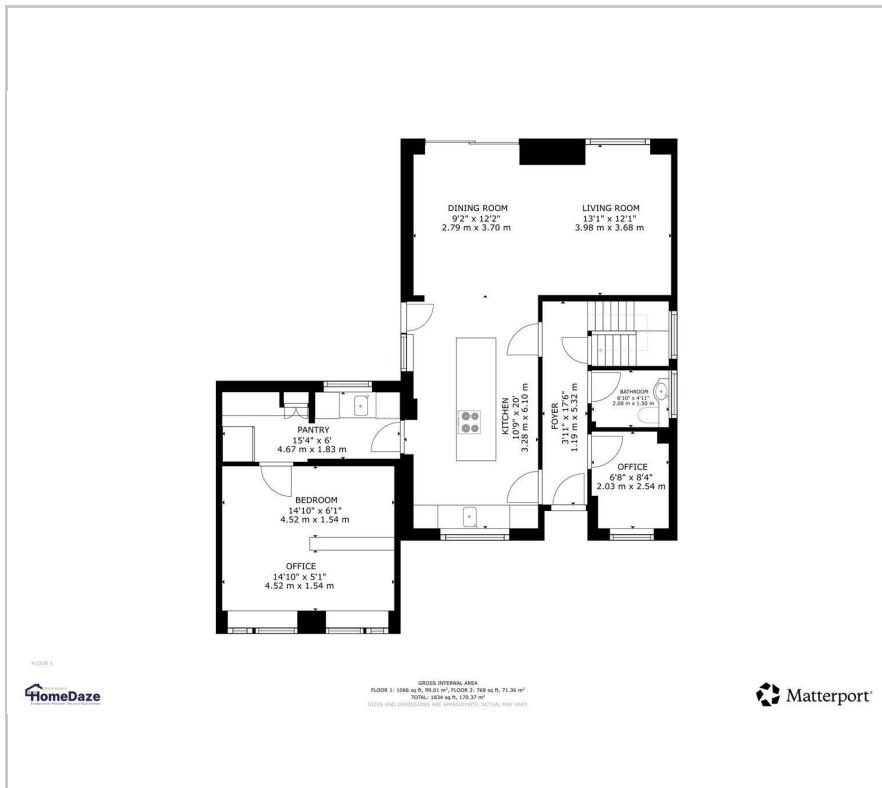
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if you wish to arrange a viewing appointment for this property or require further information.

- SOUGHT AFTER M45 LOCATION
- DETACHED FAMILY HOME
- UTILITY ROOM
- DOWNSTAIRS WC
- 4/5 BED
- DRIVEWAY PARKING
- LARGE REAR GARDEN PLUS PATIO
- AIR CONDITIONING IN 2 BEDROOMS
- MODERN KITCHEN
- CHAIN FREE



## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                                 |   | Environmental Impact (CO <sub>2</sub> ) Rating |                         |
|--|---|--|-------------------------|
|  |   | Current  | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A |  |                         |
| (81-91)  | B |  |                         |
| (68-80)  | C |  |                         |
| (55-68)  | D |  |                         |
| (38-54)  | E | 48   |                         |
| (21-38)  | F |  |                         |
| (1-20)   | G |  |                         |
| Not energy efficient - higher running costs              |   |  |                         |
| England & Wales  |   | EU Directive 2002/81/EC                        | EU Directive 2002/81/EC |



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