



Seatallan Drive, Manchester, M24 5AF

Offers Over £350,000

AN ENVIABLE FAMILY HOME

Nestled in the desirable area of Middleton, Manchester, this stunning four-bedroom detached house on Seatallan Drive is a true gem for families seeking a modern and spacious home. Presented to the highest standard, the property boasts immaculate interiors that are both stylish and inviting, allowing you to move in with ease.

The heart of the home features an open-plan kitchen diner which boasts modern wall and base units and leads out to the rear through patio doors, creating a perfect environment for family gatherings and entertaining guests. With four generously sized bedrooms, there is ample room for everyone, ensuring comfort and privacy. The property also includes two well-appointed bathrooms, catering to the needs of a busy household.

Outside, the property is complemented by beautifully maintained gardens, providing a tranquil space for relaxation and outdoor activities. An added bonus is the charming summer house, which can serve as a delightful retreat or a versatile space for hobbies. The double driveway offers convenient off-road parking, enhancing the practicality of this wonderful family home.

Situated within a sought-after estate, this property enjoys a prime location with easy access to local schools, bus routes, and a variety of amenities. Additionally, excellent transport links to Manchester, Bury, Rochdale, and major motorways make commuting a breeze.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 4  2  1  B

- Council Tax Band - D
 - Garden To Rear
 - Four Bedrooms
 - Garage
- EPC Rating - B
 - Driveway
 - En-Suite
- Tenure - Freehold
 - Detached
 - Downstairs W/C

Entrance Hall
3'8 x 3'6 (1.12m x 1.07m)

W/C
4'9 x 4'6 (1.45m x 1.37m)

Reception Room One
14'10 x 10'9 (4.52m x 3.28m)

Kitchen/Diner
19'5 x 14'6 (5.92m x 4.42m)

Bedroom One
11'8 x 10'6 (3.56m x 3.20m)

En-Suite
8'4 x 3'1 (2.54m x 0.94m)

Bedroom Two
11'3 x 8'6 (3.43m x 2.59m)

Bedroom Three
12'1 x 11'3 (3.68m x 3.43m)

Bedroom Four
9'7 x 8'2 (2.92m x 2.49m)

Family Bathroom
6'4 x 6'4 (1.93m x 1.93m)

