



## 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:

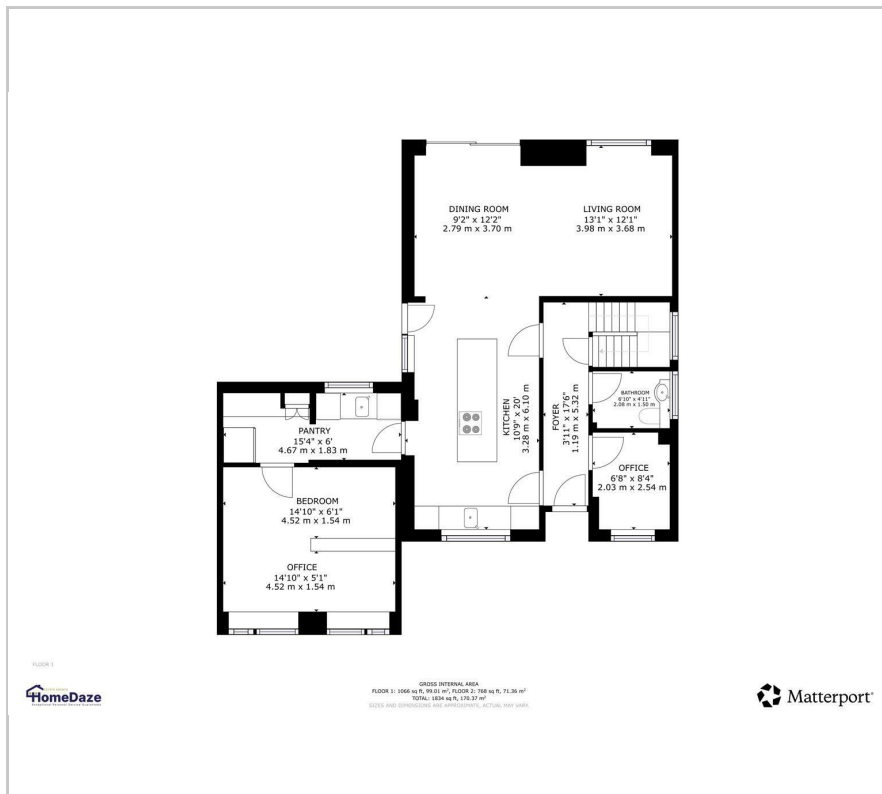
### Viewing

Please contact our HomeDaze Manchester Office on 0161 691 1916 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



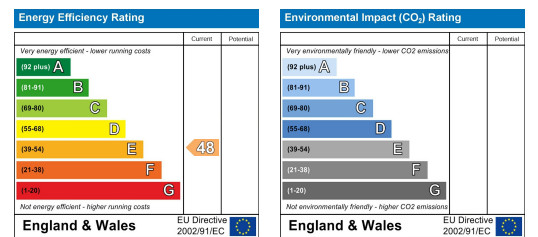
# Floor Plan



# Area Map



# Energy Efficiency Graph



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