



**Satin Drive**  
**Middleton M24 6DH**  
**ASKING PRICE £410,000**



**ADAMSONS BARTON KENDAL** are delighted to introduce this immaculately presented four-bedroom detached property. Ideal for access to nearby schools and excellent motorway links, this stylishly finished home offers most impressive, ready-to-move-into accommodation. Perfectly situated for convenient travel to Manchester, Oldham, Rochdale and Bury, with the M60/M62 network just moments away.

The property is stunning and modern throughout, boasting high-quality fixtures and fittings. Upon entering, you are welcomed by a spacious hallway leading into a generous lounge featuring a striking, fitted media wall complete with an integrated log-effect electric fire - a beautiful focal point for the room. The ground floor also benefits from a convenient WC and an impressive open-plan kitchen/dining area. The kitchen is contemporary in design, fitted with integrated ovens, hob and extractor fan, and opens out through patio doors onto the rear garden, creating a bright and sociable space ideal for family living and entertaining.

To the first floor are four well-proportioned bedrooms. The master bedroom enjoys a superb, modern en-suite shower room, while the remaining bedrooms are presented beautifully. The family bathroom offers a bath with overhead shower, finished to a high standard.

Externally, the property continues to impress with a paved patio area and low-maintenance gardens, providing an inviting outdoor space to relax or entertain. Additional benefits include a single garage and driveway.

Early viewing is highly recommended to appreciate the quality and space this exceptional home has to offer.



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## Ground Floor

**Lounge - 4.72 x 3.77 metres**

**Hallway - 3.59 x 5.32 metres**

**Kitchen/Dining Room - 2.96 x 5.32**

**Garage - 6.65 x 3.23 metres**



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## First Floor

### Landing

**Bedroom One - 4.73 x 3.92 metres**

**En Suite - 1.57 x 2.49 metres**

**Bedroom Two - 2.96 x 3.24 metres**

**Bedroom Three - 4.01 x 3.24 metres**

**Bedroom Four - 3.17 x 3.24 metres**

**Family Bathroom - 2.96 x 1.98 metres**



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS  
ADAMSONS BARTON KENDAL

Tenure

TBC

Council Tax Band

Band D

Energy Performance Certificate

B83

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

