



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.



Satin Drive, Middleton M24 6DH



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



Satin Drive, Middleton M24 6DH



Satin Drive, Middleton M24 6DH



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





Satin Drive, Middleton M24 6DH

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS

ADAMSONS BARTON KENDAL

Tenure

TBC

Council Tax Band

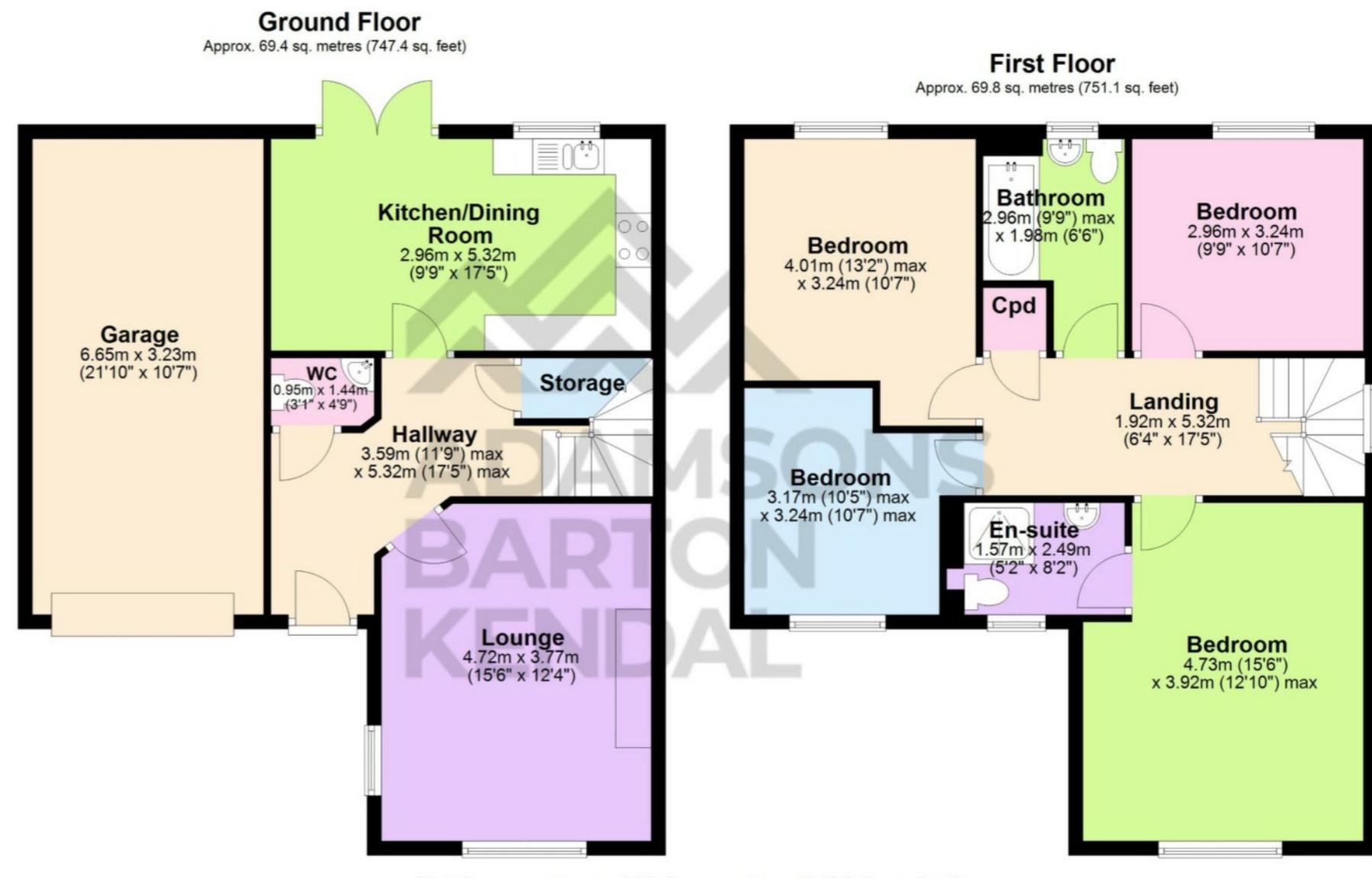
Band D

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



Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification