

## Sautridge Close, Middleton M24

- NO CHAIN
- DOUBLE GARAGE & OFF ROAD PARKING
- PRIVATE REAR GARDEN WITH VIEWS ON OPEN FIELDS
- EN-SUITE
- EPC - C
- FREEHOLD
- SOUGHT AFTER LOCATION
- FOUR DOUBLE BEDROOMS
- COSY CONSERVATORY
- COUNCIL TAX BAND - F

Offers In Excess Of £525,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



Introducing a superb opportunity presented by Hunters, we are delighted to showcase this exquisite four double bedroom detached family home, nestled on Sautridge Close. Boasting an offering of no chain and situated within a charming cul-de-sac, this property comes complete with a double garage and offers generous living spaces, making it an ideal choice for a growing family seeking a quiet location.

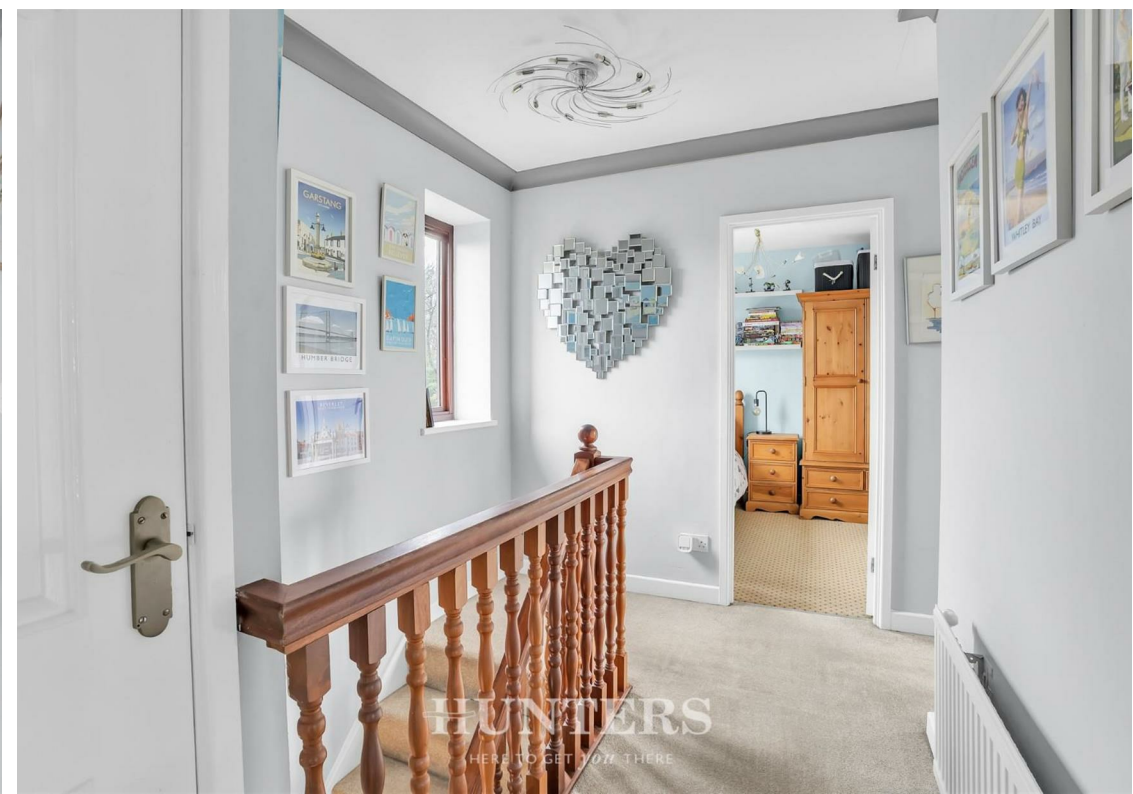
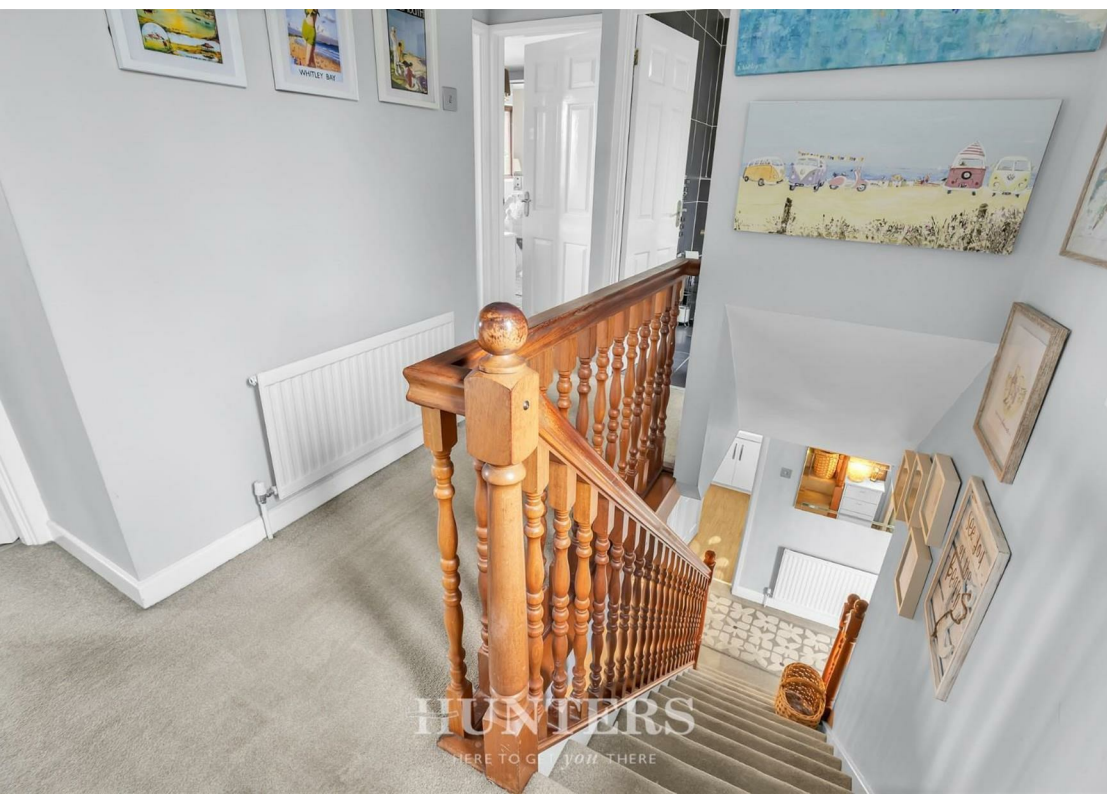
Upon entry, the ground floor graciously welcomes you with a spacious porch providing ample storage, leading into a sizable hallway adorned with a cosy understairs seating area. Adding to the convenience, a downstairs WC is thoughtfully added. The expansive lounge adds warmth with its feature fireplace and seamlessly connects to a charming conservatory, providing a beautiful seating area during the summer months with captivating views of the rear garden and open fields beyond. The modern and stylish kitchen, equipped with fitted appliances and underlighting, leads to a utility area, continuing the theme of practicality with additional storage options. This space further extends into the double garage, offering versatility for parking or storage needs. Upstairs, a spacious landing guides you to the extensive main bedroom, complete with a contemporary en-suite for added luxury. Three additional double bedrooms provide ample accommodation, complemented by a recently fitted modern family bathroom featuring a velux window, WC, bath, and hand wash basin.

Externally, the property offers off road parking alongside a double garage at the front, while a meticulously maintained lawned garden enhances the curb appeal. The substantial rear garden ensures privacy and tranquility, featuring a well-tended lawn, recently installed patio area with composite decking, and a shed for supplementary storage.

Sautridge Close enjoys a convenient location, with easy access to countryside walks, local schools, amenities, shops, and transport links, including the motorway network.

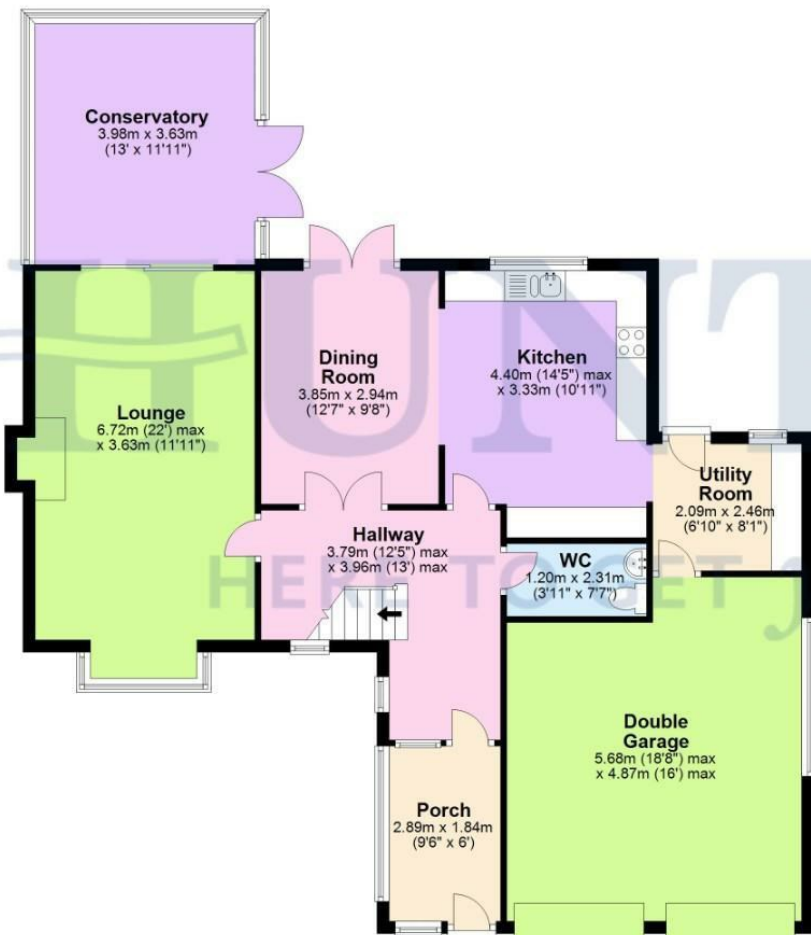






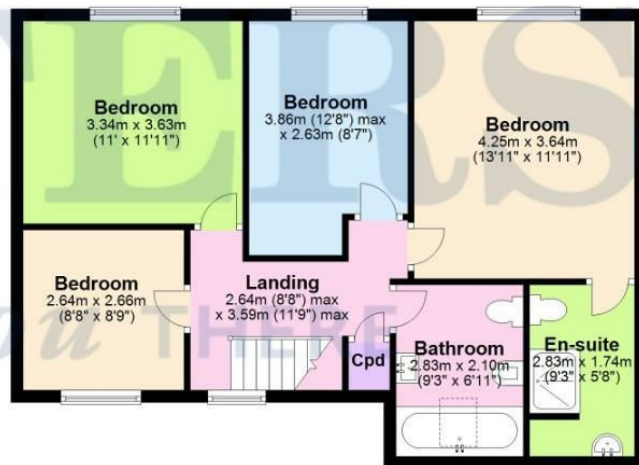
### Ground Floor

Approx. 116.6 sq. metres (1255.0 sq. feet)



### First Floor

Approx. 65.7 sq. metres (707.4 sq. feet)



Total area: approx. 182.3 sq. metres (1962.4 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
Plan produced using PlanUp.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

### Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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