



## Seatallan Drive, Middleton M24

- FREEHOLD
- BUILT IN 2019 ON A POPULAR DEVELOPMENT
  - INTEGRAL GARAGE CONVERSION
  - NHBC AROUND 5 YEARS REMAINING
  - EN-SUITE TO MASTER BEDROOM
- PEACEFUL CUL-DE-SAC
  - CHAIN FREE
  - DOWNSTAIRS WC
  - OFF ROAD PARKING
  - SOUTH FACING GARDEN

Offers In Excess Of £380,000

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



Hunters are delighted to present this immaculate five-bedroom detached family home, nestled in a highly sought after development on Seatallan Drive in Middleton. Built in 2019 by Wain Homes and set within a peaceful cul-de-sac, this modern property is perfect for a growing family. The property comes with the added benefit of No Onward Chain.

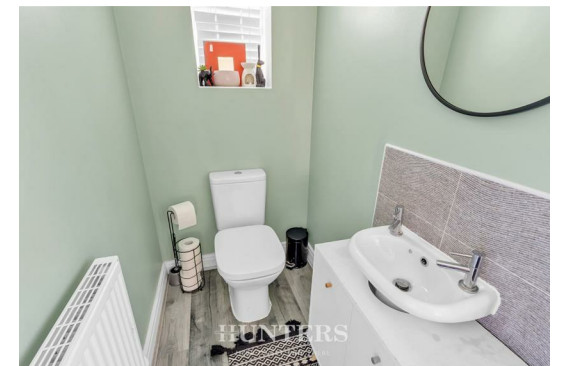
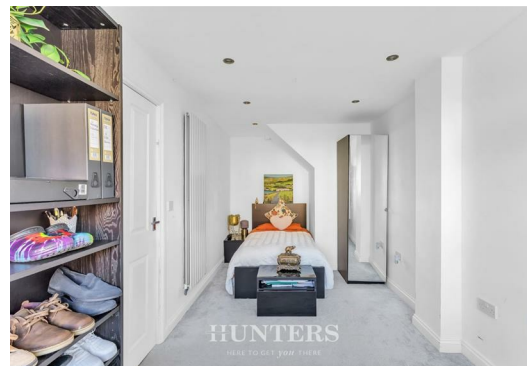
Upon entering, a welcoming hallway leads to a convenient downstairs WC and a thoughtfully converted double bedroom, ideal for guests or a home office. The beautifully decorated and spacious lounge offers a warm, inviting space for both relaxation and entertainment. From here, step into the open plan kitchen and dining area, where sleek integrated appliances combine style with functionality. French doors open to a private, lawned garden, seamlessly blending indoor and outdoor living.

Upstairs, the spacious landing leads to a luxurious master bedroom with its own en-suite, providing convenience for a growing family. Three further double bedrooms offer generous accommodation for family or guests, and a modern, well appointed family bathroom completes the upper level, ensuring comfort and convenience for all.

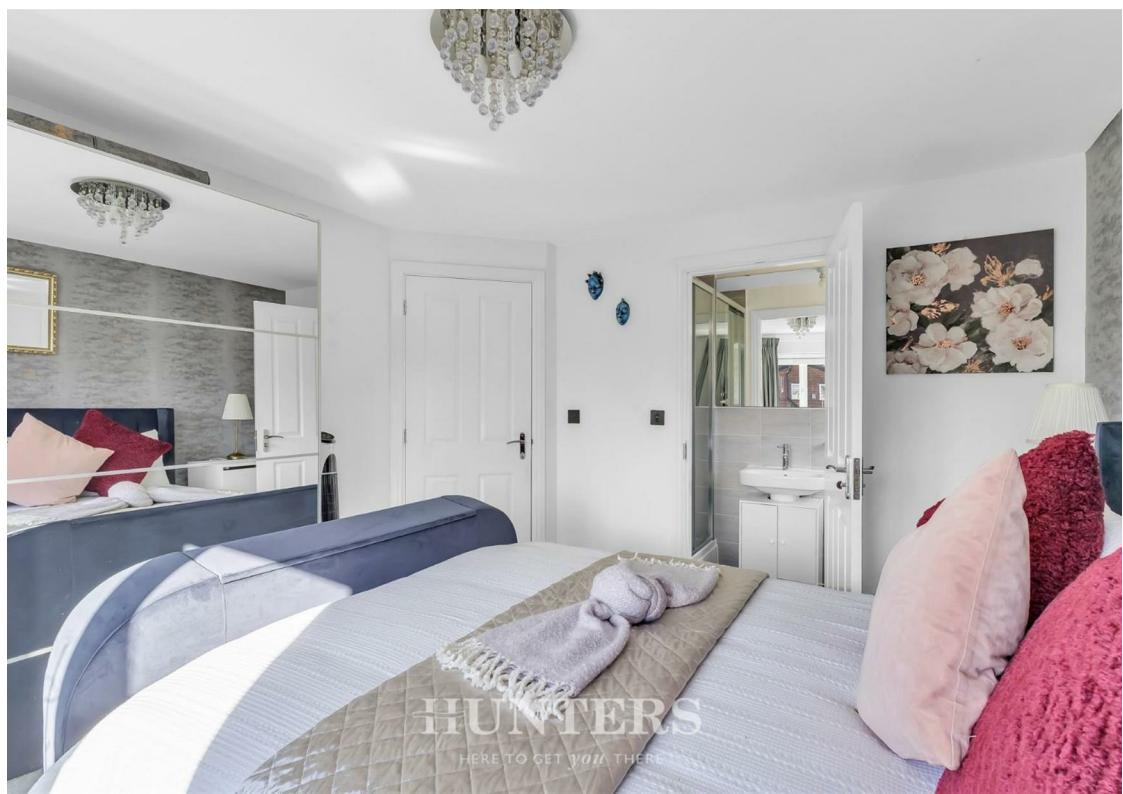
Outside, the property boasts off-road parking for two vehicles. Please note, the garage shown in the front images is not included. The rear garden features a patio area with a covered pergola, ideal for outdoor gatherings and al fresco dining.

Located close to local shops, transport links, and excellent educational facilities such as the newly established Edgar Wood Academy and Hopwood Hall College, this home also offers easy access to commuter routes, including Manchester City Centre and the M62 motorway network, making it an ideal choice for modern family living.

Tenure: Freehold  
EPC Rating: B  
Council Tax Band: D

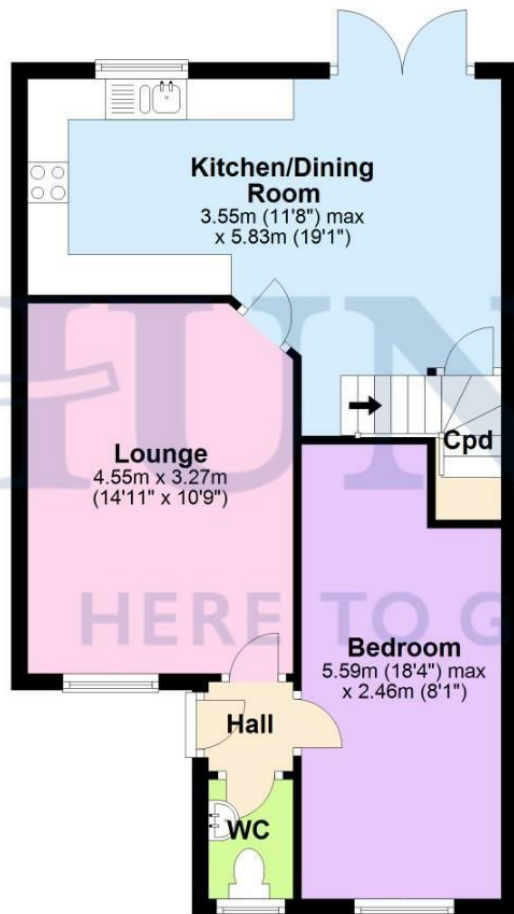






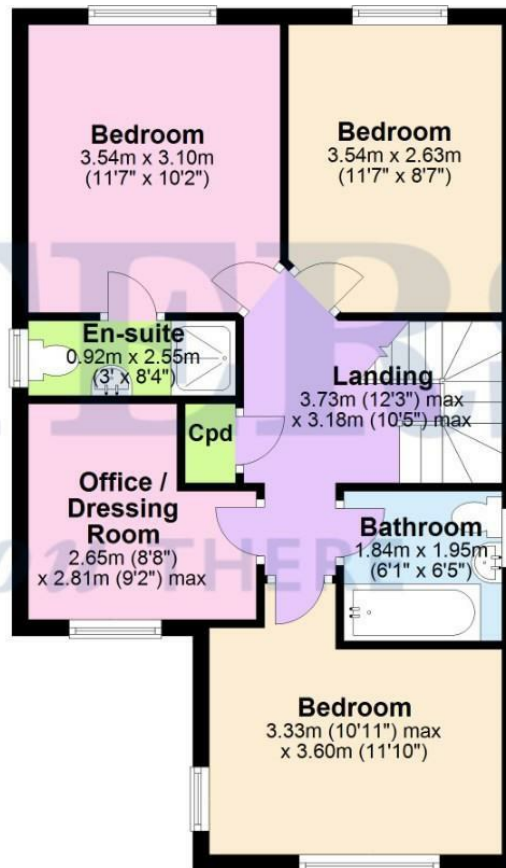
## Ground Floor

Approx. 52.6 sq. metres (566.0 sq. feet)



## First Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



Total area: approx. 105.6 sq. metres (1136.6 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>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(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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