



5 Kirkfell Drive, Middleton, Manchester, M24 5AP
£274,995

PROPERTY
PERSPECTIVE

The Property Perspective

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Ground Floor

Entrance Hall

Welcoming hallway with doors to the kitchen, lounge and cloakroom / WC, plus stairs to the first floor.

Lounge 14'6" x 14'6" (4.43 x 4.43)

A spacious, tastefully decorated living area with French doors opening directly onto the rear garden, flooding the room with natural light. Ample space for both seating and dining areas.

Kitchen 11'1" x 7'3" (3.38 x 2.22)

Modern fitted kitchen offering a range of wall and base units with complementary work surfaces, integrated oven, hob and extractor, and space for further appliances.

Downstairs WC

Fitted with low-level WC and wash basin,

First Floor

Bedroom One 13'10" x 7'8" (4.22 x 2.36)

Double bedroom with fitted wardrobes and views over the rear garden.

Bedroom Two 9'2" x 6'5" (2.81 x 1.97)

Second double bedroom, ideal for children or guests.

Bedroom Two 11'9" x 7'8" (3.59 x 2.36)

A flexible third room, perfect as a nursery, home office or dressing room.

Bathroom 6'2" x 6'5" (1.90 x 1.97)

Modern family bathroom comprising panelled bath with shower over, WC and hand wash basin.

Loft

Fully boarded with ladder access — ideal for additional storage.

Outside

The rear garden has been thoughtfully landscaped with patio seating area, neat lawn and fenced boundaries, creating a safe and private outdoor space for families or entertaining.

To the front is a small lawned garden and a driveway providing off-road parking for two cars.

Location

Kirkfell Drive forms part of a modern, family-friendly development close to Middleton Town Centre. Local shops, reputable schools and leisure facilities are all nearby, while excellent transport links offer quick access to the M60 / M62 motorways and Manchester City Centre.

Key Information

Tenure: Freehold

EPC Rating: B

Council Tax Band: C

Approx. 6 Years Remaining NHBC Warranty

No Onward Chain