

## Kirkfell Drive, Middleton M24

- FREEHOLD
- THREE DOUBLE BEDROOMS
  - EPC RATING B
- DESIRABLE LOCATION

- BUILT IN 2020
- IMMACULATEDLY PRESENTED
  - OFF ROAD PARKING
  - COUNCIL TAX BAND C

Price £280,000



Hunters are delighted to market this modern three bedroom semi detached home which has the added benefit of being a freehold property. Set in a desirable and peaceful area, this property is finished to a high standard and is designed to offer comfortable living space for a first time buyer or somebody looking to downsize.

Upon entering the property to the ground floor, you will be greeted by a spacious and inviting lounge which features French doors which allow plenty of natural light to flood in and offer easy access to the rear garden. The lounge leads through to a modern and stylish kitchen/dining room with fitted high quality appliances. Another added benefit of the ground floor is the guest WC. To the first floor, you will find three generous sized bedrooms and a family bathroom. The master bedroom and bedroom two are doubles with the master benefitting from an en-suite and bedroom three is currently being used as a office room.

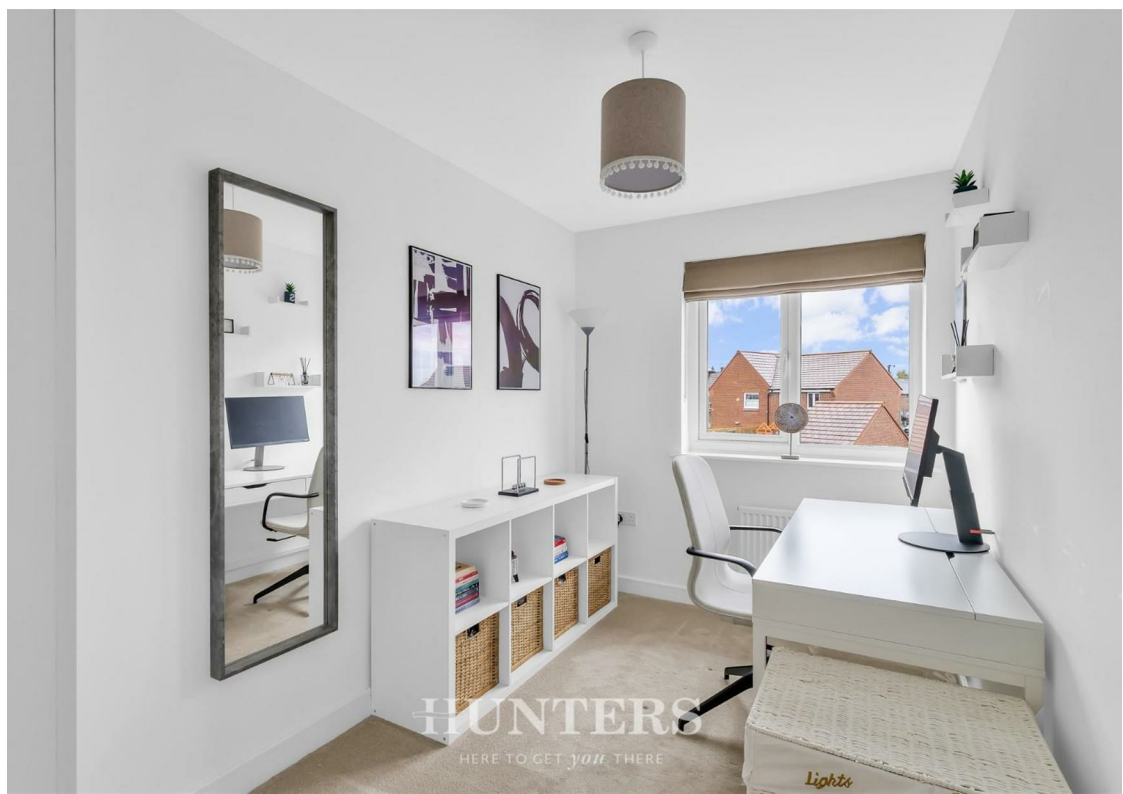
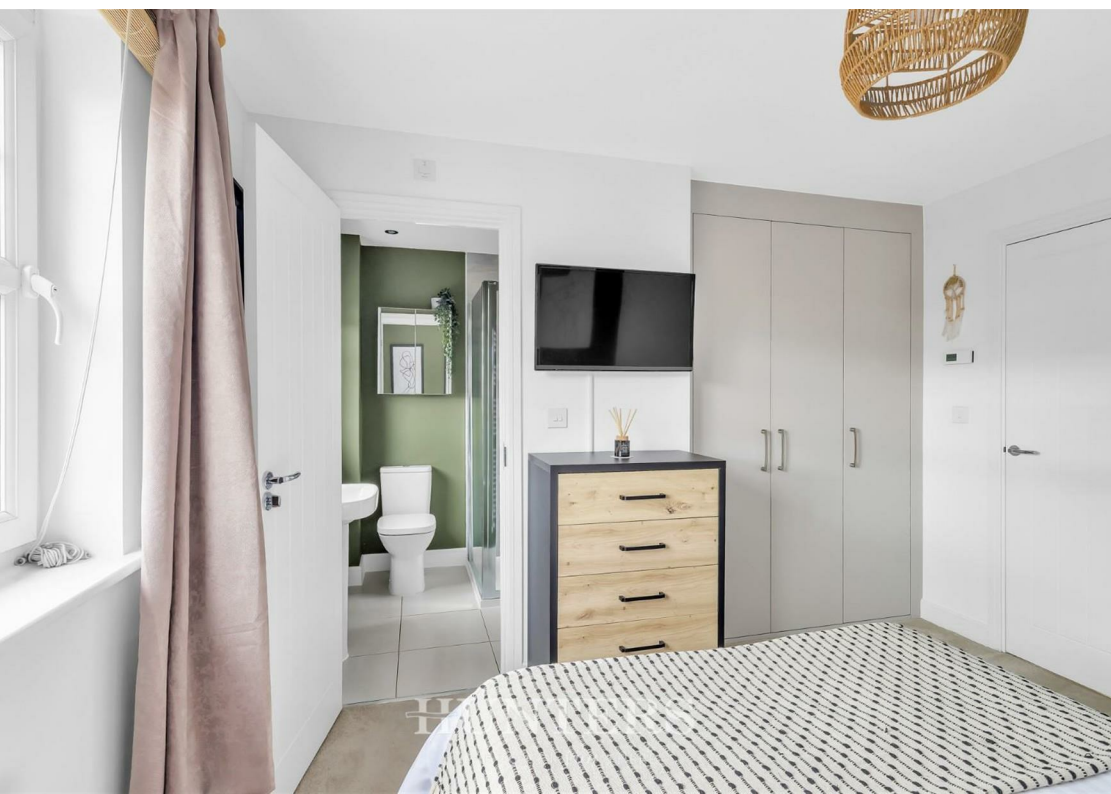
Off-road parking is available at the side of the house for the convenience of residents.

This property is set on a popular development built by Taylor Wimpey in August 2020. An established community feel about the neighbourhood which is perfect for a growing family with access to a children’s play area. This location allows easy access to local shops, transport links, schools including the newly built Edgar Wood Academy and Hopwood Hall College and other amenities. The property is also close to excellent commuter routes including Manchester City Centre and is within one mile of the M62 motorway network.

Overall, this property is sure to impress and an early viewing is recommended to truly appreciate the home on offer.

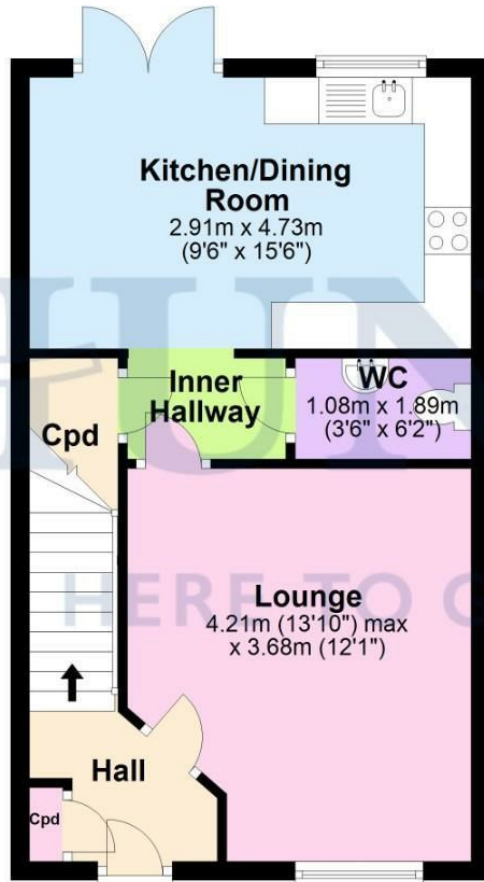
Tenure: Freehold  
Council Tax Band: C  
EPC Rating: B





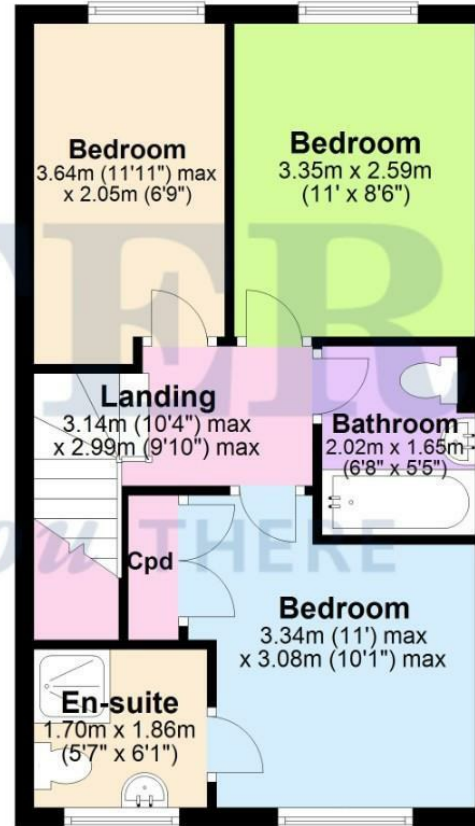
## Ground Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



Total area: approx. 79.4 sq. metres (855.0 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.

## 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.



## 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>97</b>
(81-91) <b>B</b>	<b>84</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

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