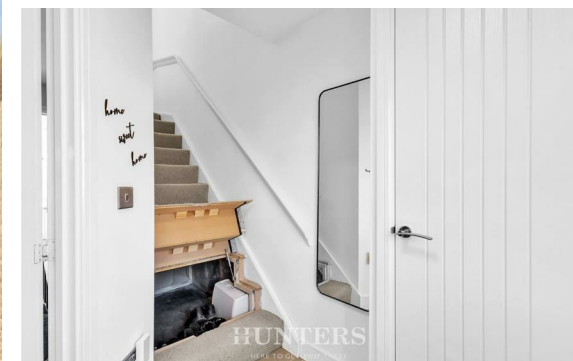




## Kirkfell Drive, Middleton, Manchester

- FREEHOLD
- OUTBUILDING WITH POWER
  - LOFT HALF BOARDED
  - EPC RATING B
- THREE DOUBLE BEDROOMS
- IMMACULATLY PRESENTED
- UNDER STAIRS STORAGE
- DESIRABLE LOCATION
  - BUILT IN 2020
- COUNCIL TAX BAND C

**Asking Price £295,000**



Hunters are pleased to present this modern three-bedroom semi-detached home, offered as a freehold property. Situated in a highly desirable and peaceful location, it has been finished to an excellent standard and provides comfortable, well-designed living space ideal for first-time buyers or a growing family.

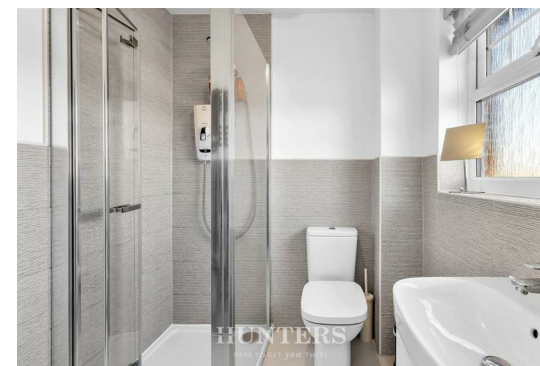
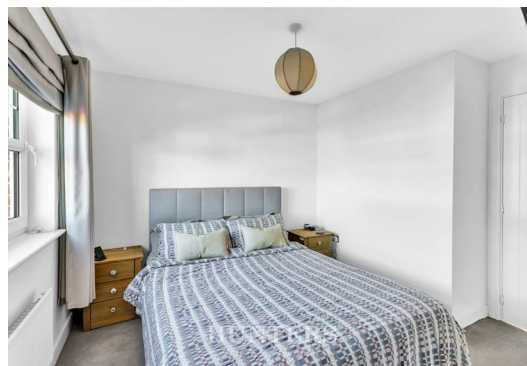
On the ground floor, you are welcomed by a bright and spacious lounge filled with plenty of natural light. This leads through to a contemporary kitchen/dining area fitted with high-quality appliances and made-to-measure blinds. A convenient downstairs WC completes the ground floor.

The first floor offers professionally fitted understairs storage, three generously sized bedrooms featuring made-to-measure blinds, and a family bathroom. The master bedroom further benefits from its own en-suite.

Externally, the property provides off-road parking to the side and a large, well-maintained south-facing rear garden. At the back of the garden, you will also find a sizeable outbuilding with power—perfect for additional storage or versatile use.

Located on a popular Taylor Wimpey development built in August 2020, the property sits within a welcoming community that's ideal for families, complete with a children's play area. The home enjoys easy access to local shops, transport links, and schools, including the newly built Edgar Wood Academy and Hopwood Hall College. It also benefits from excellent commuter connections to Manchester City Centre and is less than a mile from the M62 motorway network.

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





## 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

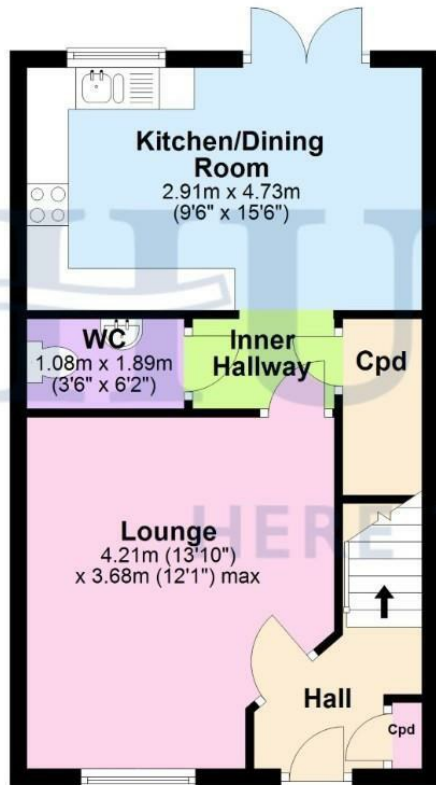
|                                             | Current                 | Potential                                                                           |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         | <b>96</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

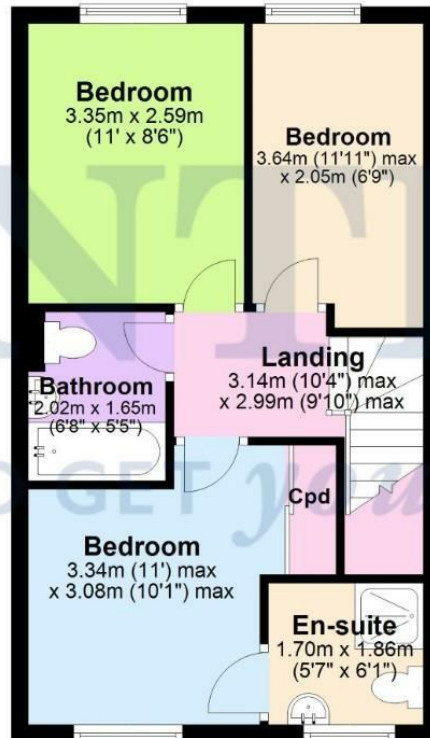
### Ground Floor

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



### First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



### Outbuilding

Approx. 12.3 sq. metres (132.5 sq. feet)



Total area: approx. 91.7 sq. metres (986.9 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.



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