



## Kirkfell Drive, Middleton, Manchester

- FREEHOLD
- OFF ROAD PARKING/DETACHED GARAGE
  - CLOSE TO MOTORWAY NETWORK
  - EASILY MAINTAINED REAR GARDEN
    - IMMACULATELY PRESENTED
- NO CHAIN
- IDEAL FOR A GROWING FAMILY
  - EPC RATING - B
  - DOWNSTAIRS WC
  - SOUGHT AFTER LOCATION

**Offers Over £370,000**

**HUNTERS®**

HERE TO GET *you* THERE

Hunters are proud to bring to market this beautifully presented and tastefully styled family home, located on the highly desirable Kirkfell Drive in Middleton. Set on a generous plot in a sought-after residential area, this FREEHOLD property offers spacious and versatile living ideal for a growing family seeking comfort, elegance, and practicality.

Upon entering, you're welcomed into a bright and spacious entrance hall, elegantly decorated and offers immediate access to the warm and inviting lounge, ideal for relaxation and filled with natural light. This leads seamlessly into the heart of the home – a stunning open-plan kitchen and dining area. Thoughtfully designed for modern family life, this space features high-quality integrated appliances, generous worktop areas and a breakfast table. The kitchen has large patio doors which look out to the spacious rear garden.

Upstairs, the property continues to impress. A spacious landing connects four well-sized bedrooms; each designed with comfort and functionality in mind. The principal bedroom serves as a luxurious retreat, complete with a modern en-suite shower room. The remaining three bedrooms are equally spacious, ideal for children, guests, or use as a home office. A contemporary family bathroom with stylish fittings serves the additional rooms.

Externally, the property features a beautifully maintained rear garden which is part patio and artificial grass perfect for a growing family. The rear garden also allows access to the detached garage and driveway suitable for ample vehicles.

Beyond its interior appeal, this home is superbly located. Kirkfell Drive is part of a modern and family-friendly development just off Langley Lane, placing the property within catchment for several highly regarded local schools. Excellent transport links offer easy access to bus, train, and tram services, along with close proximity to the motorway network—ensuring swift commutes to Manchester City Centre and surrounding areas. Local amenities in Middleton and Heywood town centres, including shops and supermarkets, further enhance the property's convenient lifestyle offering.

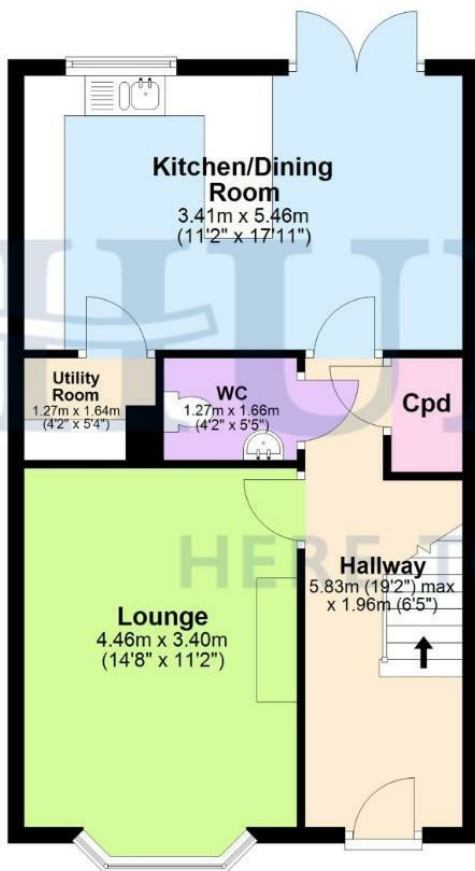
Tenure: Freehold  
EPC Rating: B  
Council Tax Band: D





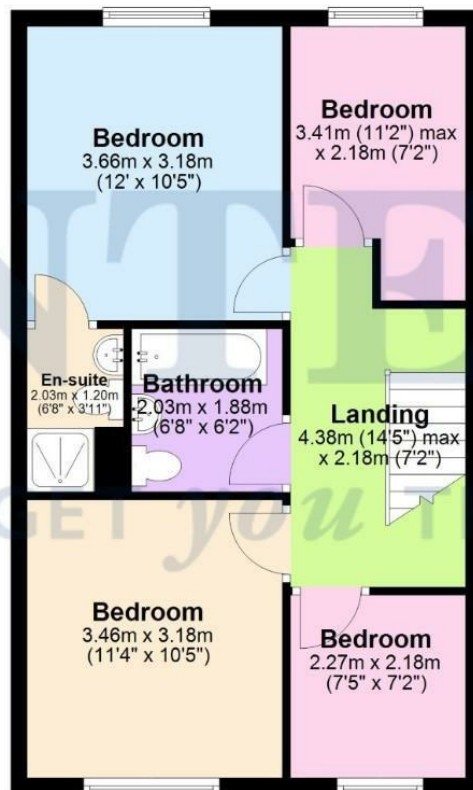
## Ground Floor

Approx. 51.2 sq. metres (551.5 sq. feet)



## First Floor

Approx. 51.3 sq. metres (552.4 sq. feet)



## Outbuilding

Approx. 15.5 sq. metres (166.9 sq. feet)



Total area: approx. 118.1 sq. metres (1270.8 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>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

## 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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