



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

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

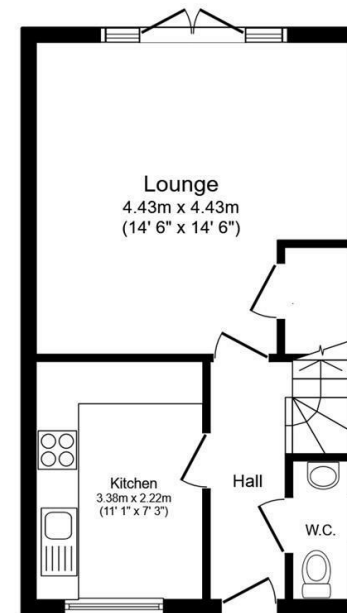
Tenure: Freehold

EPC Rating: B

Council Tax Band: C

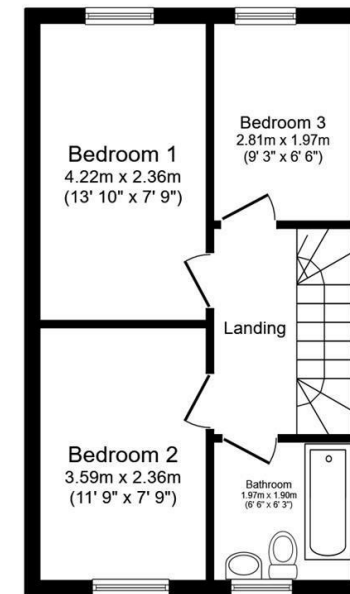
Approx. 6 Years Remaining NHBC Warranty

No Onward Chain



Ground Floor

Floor area 35.0 sq.m. (377 sq.ft.)



First Floor

Floor area 35.0 sq.m. (377 sq.ft.)

Total floor area: 70.1 sq.m. (754 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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