



Kirkfell Drive, Middleton, Manchester, M24

- FREEHOLD
- IMMACULATELY PRESENTED
- BUILT IN 2020
- DOWNSTAIRS WC
- EPC RATED B
- SITUATED ON A LARGE PLOT
- DESIRABLE LOCATION
- CLOSE TO MOTORWAY LINKS
- OFF ROAD PARKING
- COUNCIL TAX BAND C

Asking Price £290,000



FREEHOLD. Situated on Kirkfell Drive in the popular area of Middleton, Manchester, this modern semi-detached house offers a delightful living experience. Built in 2020, the property is sold with the benefit of Freehold, providing you with complete ownership and peace of mind.

The house boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The master bedroom features an en-suite bathroom, ensuring privacy and convenience. Additionally, there are two bathrooms in total, including a downstairs WC, which is particularly useful for guests and everyday living.

Set on a good-sized plot, the property benefits from off-road parking for multiple vehicles, a valuable feature in today's busy world. The reception room is a welcoming space, perfect for relaxation or entertaining friends and family.

This home combines modern living with practical amenities, making it a fantastic opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely property your own.

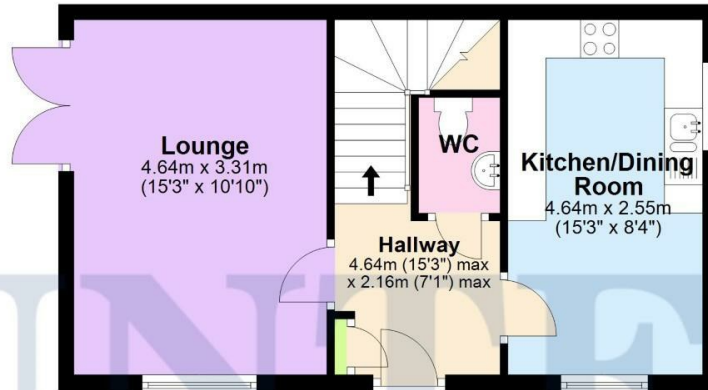
Tenure: Freehold
EPC Rated: B
Council tax band: C





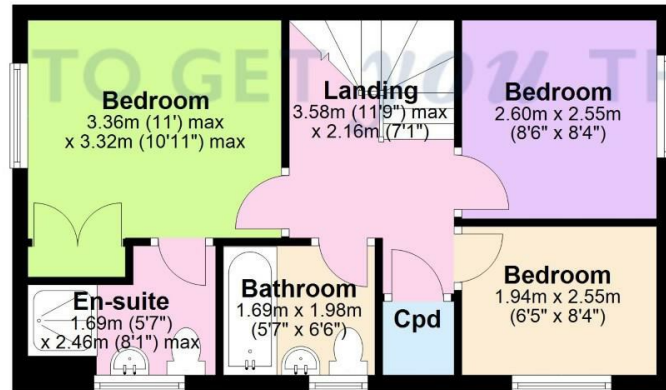
Ground Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.4 sq. feet)




Total area: approx. 76.2 sq. metres (820.7 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) A			97
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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