



Kirkfell Drive, Middleton, Manchester, M24

- FREEHOLD
- DRIVEWAY
- EV CHARGING POINT
- DOWNSTAIRS WC
- SILESTONE KITCHEN WORKTOPS
- AROUND 5 YEARS REMAINING ON NHBC
- SOUTH FACING GARDEN NOT OVERLOOKED
- IMMACULATEY PRESENTED THROUGHOUT
- LOFT IS FULLY BOARDED
- EPC RATED B

Asking Price £270,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to present this beautifully maintained, three bedroom semi detached family home, built in 2021 and still benefiting from approximately five years remaining on the NHBC warranty. Situated on Kirkfell Drive, Middleton, this freehold property combines contemporary design with practical living, making it the ideal choice for modern families.



Upon entering, you're greeted by a bright and welcoming hallway that leads straight through to the kitchen. This seamlessly connects to a spacious lounge that is tastefully decorated and features French doors that open onto a private rear garden. A convenient downstairs WC completes the ground floor.



Upstairs, a generous landing provides access to two well proportioned double bedrooms with fitted wardrobes, alongside a versatile third room, ideal for use as a nursery, home office, or dressing room. The modern family bathroom is fitted with a WC, bathtub, and hand wash basin. The first floor also benefits from a fully boarded loft with ladder access, offering excellent additional storage space.



Externally, the rear garden has been thoughtfully landscaped with a mix of lawn and patio areas, perfect for summer gatherings and family activities. The front of the home features a well maintained garden and a spacious driveway offering ample off road parking.

Conveniently located just a short distance from Middleton Town Centre, this exceptional home offers excellent access to local amenities, reputable schools, and transport links. With Manchester City Centre and the M62 motorway within easy reach, it's a superb opportunity for commuters and growing families alike.

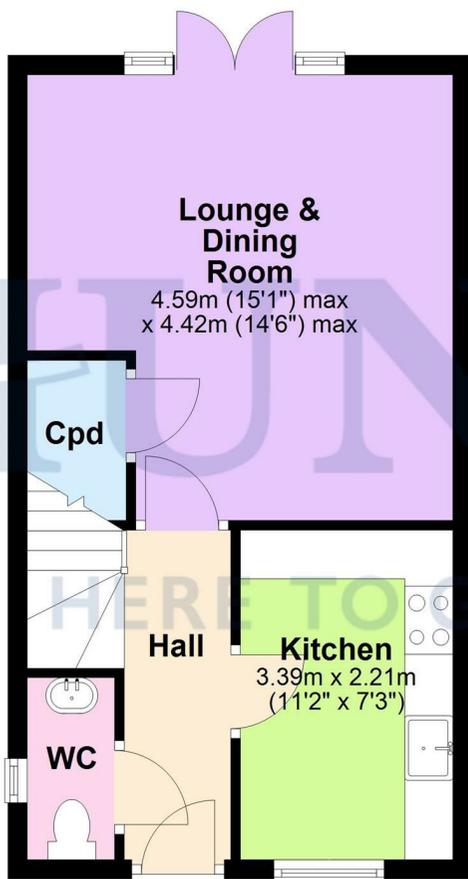


Tenure: Freehold
EPC Rating: B
Council Tax Band: C



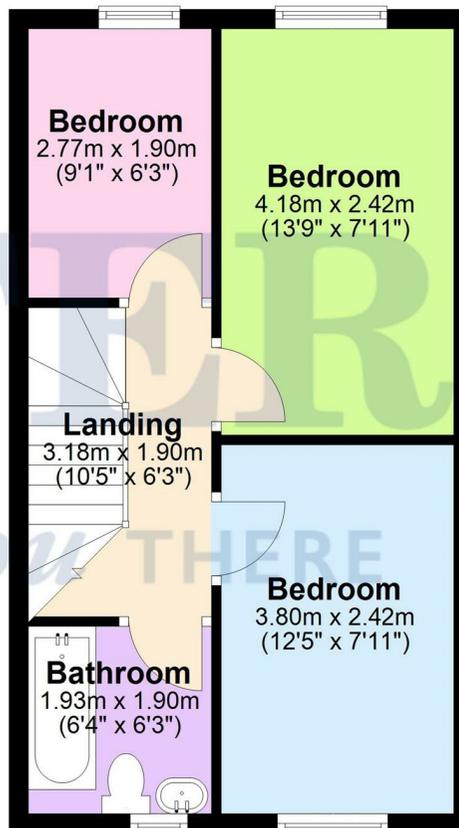
Ground Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



Total area: approx. 71.5 sq. metres (769.2 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) A		97
(81-91) B	84	
(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

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