



Kirkfell Drive, Middleton, Manchester

- FREEHOLD
- BUILT IN 2019
- IDEAL FOR A GROWING FAMILY
- SPACIOUS MODERN LIVING
- EPC RATING - B
- IMMACULATELY PRESENTED
- OFF ROAD PARKING/DETACHED GARAGE
- EN-SUITE TO MASTER BEDROOM
- CLOSE TO MOTORWAY NETWORK
- EXPANSIVE REAR GARDEN

Asking Price £400,000



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.

The approach to the home is enhanced by a well-maintained and attractively landscaped front garden, complemented by a side driveway offering ample off-road parking and a detached garage providing excellent storage.

Upon entering, you're welcomed into a bright and spacious entrance hall, elegantly decorated and offering immediate access to a convenient downstairs WC. 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 dining zone perfectly suited for everyday meals or entertaining.

Adjacent to the kitchen is a warm and inviting lounge, ideal for relaxation. Large patio doors flood the room with natural light and open directly onto a beautifully maintained rear garden. This private outdoor space includes a manicured lawn and a designated patio area, perfect for family time or hosting guests.

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.

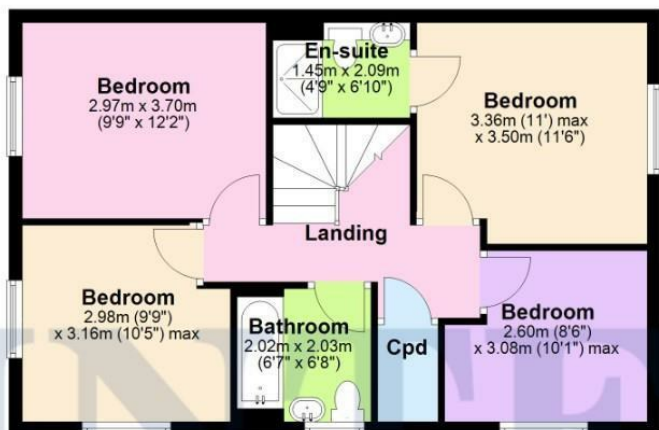
Beyond its interior appeal, this home is superbly located. Kirkfell Drive is part of a modern and family-friendly development just off Langley Lane, placing the property within catchment for several highly regarded local schools. Excellent transport links offer easy access to bus, train, and tram services, 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





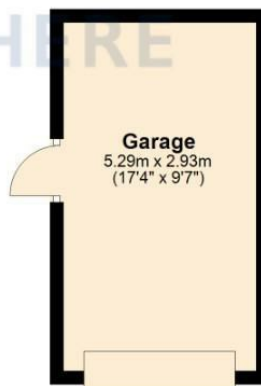
First Floor
Approx. 57.5 sq. metres (618.5 sq. feet)



Ground Floor
Approx. 57.5 sq. metres (618.5 sq. feet)



Outbuilding
Approx. 15.5 sq. metres (166.7 sq. feet)



Total area: approx. 130.4 sq. metres (1403.7 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		94
(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

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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