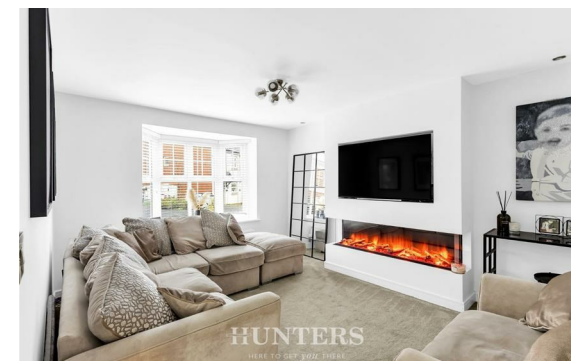




Kirkfell Drive, Middleton, Manchester

- FREEHOLD
- OFF ROAD PARKING
- READY TO MOVE INTO
- EPC RATED B
- DOWNSTAIRS WC AND UTILITY
- CONVERTED GARAGE
- IDEAL FOR A GROWING FAMILY
- CLOSE TO MOTORWAY NETWORK
- COUNCIL TAX BAND D
- SOUGHT AFTER LOCATION

Asking Price £400,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present this beautifully finished and tastefully styled family home, situated on the highly sought-after Kirkfell Drive in Middleton. Occupying a generous plot within a popular residential area, this FREEHOLD property provides spacious, flexible living—perfect for a growing family seeking comfort, style, and day-to-day practicality.

Upon entry, you're greeted by a bright and airy hallway, elegantly decorated and offering immediate access to the warm, inviting lounge. Bathed in natural light, this relaxing space flows effortlessly into the standout feature of the home: a stunning open-plan kitchen and dining area. Thoughtfully crafted for modern living, it boasts high-quality integrated appliances, ample worktop space, and a breakfast table. Large patio doors open out onto the expansive rear garden. In addition, the detached garage has been converted into an extra reception room, offering even more flexible living space.

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

Outside, the property benefits from a well-maintained, spacious rear garden featuring both patio and grass—ideal for a family-friendly outdoor lifestyle. The garden also provides access to the converted detached garage and a driveway offering ample off-road parking.

In addition to its impressive interior, the home enjoys an excellent location. Kirkfell Drive forms part of a modern, family-oriented development just off Langley Lane, placing the property within the catchment area for several highly regarded local schools. Superb transport links provide convenient connections to bus, train, and tram services, as well as easy access to the motorway network—ensuring straightforward travel to Manchester City Centre and beyond. A wide range of local amenities, including shops and supermarkets in Middleton and Heywood, further complements the convenience and appeal of this fantastic home.

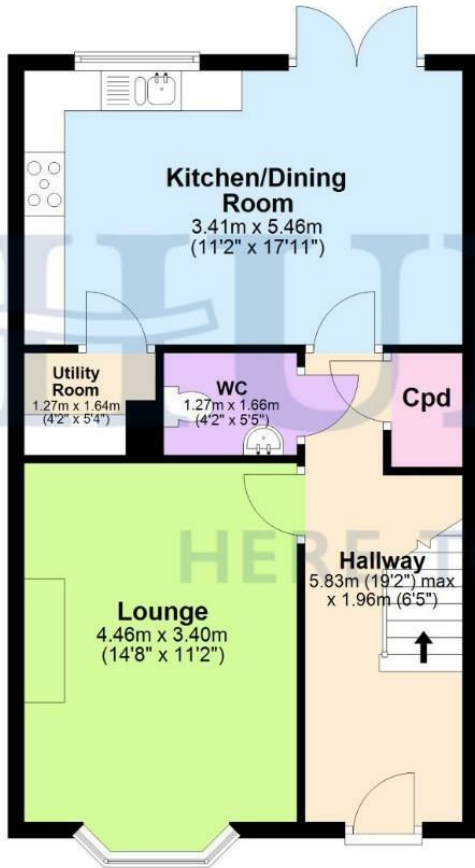
Tenure: Freehold
EPC Rating: B
Council Tax Band: D





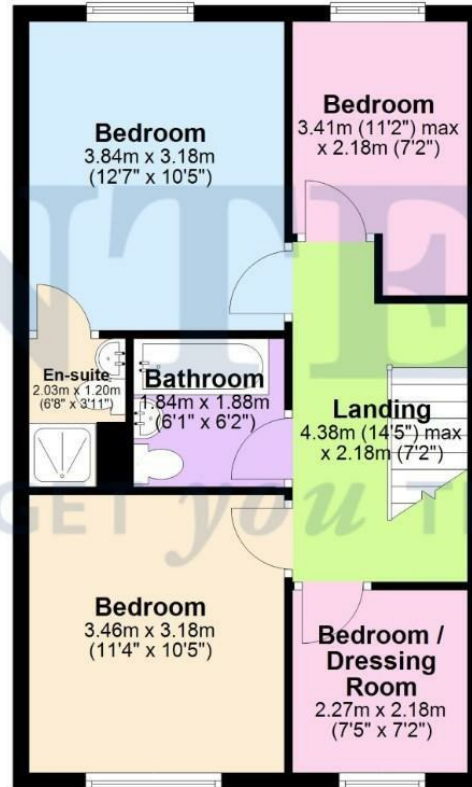
Ground Floor

Approx. 51.2 sq. metres (551.1 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.8 sq. feet)



Outbuilding

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



Total area: approx. 118.2 sq. metres (1272.8 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) A		95
(81-91) B	85	
(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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