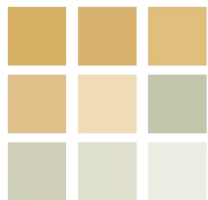




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40 KNOWLES STREET
Manchester, M26 4DT
Offers In The Region Of £165,000

40 KNOWLES STREET

Property at a glance

- exceptionally well-presented two-bedroom, garden-fronted mid-terrace
- ideally positioned just a short walk from Radcliffe Metrolink Station, providing direct and easy access into Manchester City Centre making it an excellent choice for first-time buyers or BTL investors
- recently undergone a comprehensive refurbishment by the current owner and is presented to a high standard throughout
- PVC double glazing, a newly installed gas central heating system, full re-plastering, a complete re-wire, and the addition of a utility room and guest WC to the ground floor
- a newly installed modern, stylish kitchen with integrated appliances
- two generous-sized bedrooms
- a spacious, modern, recently installed shower room
- low-maintenance gardens to both the front and rear
- this is a turnkey home in a popular and convenient location, and early viewing is highly recommended to avoid disappointment

Pearson Ferrier are pleased to bring to the market this exceptionally well-presented two-bedroom, garden-fronted mid-terrace property, conveniently located within easy reach of all local amenities.

The property is ideally positioned just a short walk from Radcliffe Metrolink Station, providing direct and easy access into Manchester City Centre and surrounding areas, making it an excellent choice for first-time buyers, investors or those looking to downsize.

The home has recently undergone a comprehensive refurbishment by the current owner and is presented to a high standard throughout. Further benefits include PVC double glazing, a newly installed gas central heating system, full re-plastering, a complete re-wire, and the addition of a utility room and guest WC to the ground floor.

Internally, the accommodation briefly comprises: entrance hallway, two separate reception rooms (lounge and dining room), a newly installed modern, stylish kitchen with integrated appliances, utility room and WC.

To the first floor, there are two generous-sized bedrooms and a spacious, modern, recently installed shower room.

Externally, the property offers low-maintenance gardens to both the front and rear, ideal for easy upkeep.

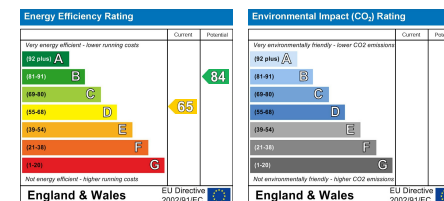
This is a turnkey home in a popular and convenient location, and early viewing is highly recommended to avoid disappointment







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made from Monogram C0202



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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.