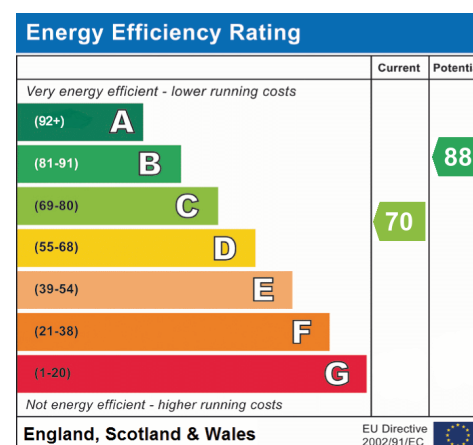


**Ground Floor**  
Approx 31 sq m / 329 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**HENSTOCK**  
PROPERTY SERVICES



## 10 Knight Crescent, Middleton, Manchester, Lancashire M24 5JX

- 2 BED TOWN HOUSE
- OFF ROAD PARKING
- DRIVEWAY TO REAR

- PATIO & GARDEN
- DINING KITCHEN
- PLEASANT REAR GARDEN

**£215,000**





## PROPERTY DESCRIPTION

Henstock Property Services are delighted to offer for sale this well-presented two-bedroom end town house, located within a sought-after residential development. The accommodation briefly comprises an entrance porch, spacious front lounge, modern fitted kitchen, two bedrooms, and a contemporary bathroom. The property further benefits from gas central heating, double glazed windows, a private rear garden, and off-road parking. Ideally situated in a desirable location, the home offers convenient access to a wide range of local amenities, including schools, supermarkets, leisure and fitness facilities, and excellent public transport links. The property is also just minutes away from the M60 and M62 motorway networks, making it perfect for commuters.

### Entrance

Enter through composite front door with side facing UPVC double glazed window.

### Lounge

3.72 m x 5.11 m (12'2" x 16'9") With UPVC double glazed window to the front elevation, laminate flooring, staircase leading to the first floor accommodation, feature fireplace with coal effect living flame gas fire and radiator.

### Kitchen

8' 2" x 12' 4" (2.49m x 3.76m) Modern kitchen with a good range of wall and base units complimentary worktops, tiled splash back, sink and drainer, laminate flooring and French patio doors to the rear garden/patio and radiator.

### Exterior

Front: Well presented garden to front with lawn area and well stocked borders and gate allowing access to the rear garden.

Rear: South West facing with flagged patio area, lawn with well stocked borders, L-shaped allowing access via a gravel path to the rear gate leading to a tandem driveway.

## Upper Floor

### Bedroom 1

9' 9" x 12' 2" (2.97m x 3.71m) Front facing UPVC double glazed window and radiator.

### Bedroom 2

8' 2" x 12' 4" (2.49m x 3.76m) Rear facing UPVC double glazed window, storage cupboard and radiator.

### Bathroom

4' 6" x 7' 7" (1.37m x 2.31m) Modern three-piece suite comprising low level WC, wash hand basin and paneled bath, shower over bath, fitted shower curtain rail, side facing UPVC frosted double glazed window, floor to ceiling tiling and radiator.

