



Knight Crescent, Middleton M24

- IDEAL FOR FIRST TIME BUYERS
 - OFF ROAD PARKING
 - CONSERVATORY
- POPULAR SCHOOLS IN THE AREA
- WELL MAINTAINED REAR GARDEN
- PEACEFUL & POPULAR LOCATION
 - READY TO MOVE INTO
 - CLOSE TO MOTORWAY LINKS
 - EPC RATED C
 - VIEWING RECOMMENDED

Asking Price £240,000

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HERE TO GET *you* THERE

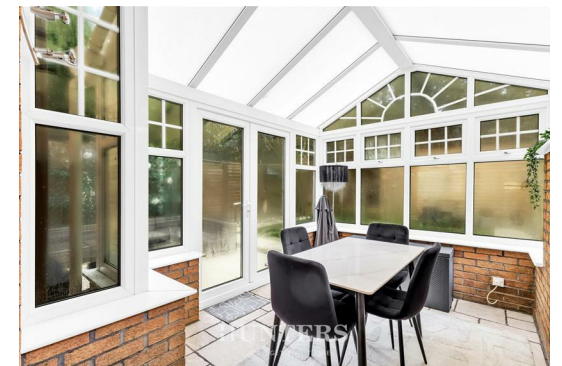
Welcome to this charming semi-detached home on Knight Crescent, set within the sought-after Silver Birch area of Middleton, Manchester. Offering three well-sized bedrooms, this lovely property is perfectly suited to first-time buyers.

Inside, the inviting reception room provides a cosy and comfortable space for relaxing or entertaining. A key highlight of the home is the bright conservatory, which enhances the ground-floor space and floods the interior with natural light. This flexible room can serve as a sunny sitting area, playroom, or home office—tailored to suit your lifestyle.

Outside, the property features a mix of patio, lawn, and decking—ideal for family time or summer gatherings. There is also convenient side parking with space for multiple vehicles.

With its great location and attractive features, this semi-detached property on Knight Crescent offers a fantastic opportunity to join a friendly and well-established community. Don't miss your chance to make this delightful house your new home.

EPC Rated: C
Tenure: Leasehold
Ground rent: £50
Council Tax Band: C





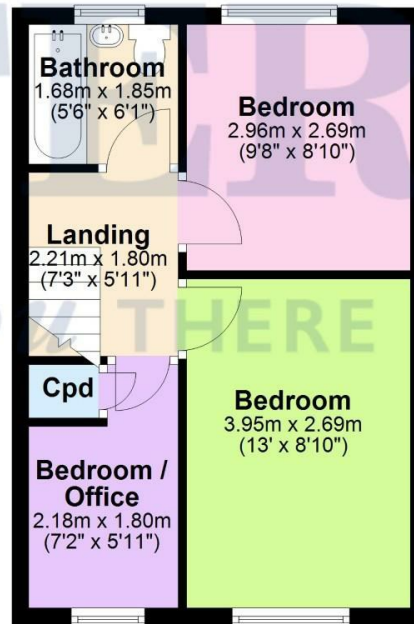
Ground Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.1 sq. feet)



Total area: approx. 72.0 sq. metres (775.5 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		
(81-91) B		86
(69-80) C	69	
(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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