



91 Knowles Street, Radcliffe

Manchester

£149,950



## 91 Knowles Street

Radcliffe, Manchester

Well-proportioned two-bed end-terrace with lounge, kitchen-diner, utility, yard, no chain. Great for first-time buyers or investors. Close to schools, amenities, transport links. Council Tax band: A

Tenure: Leasehold

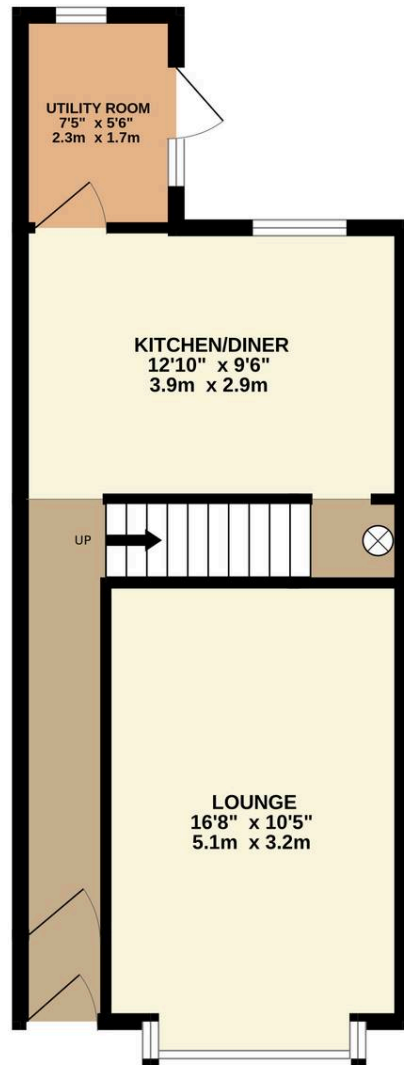
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

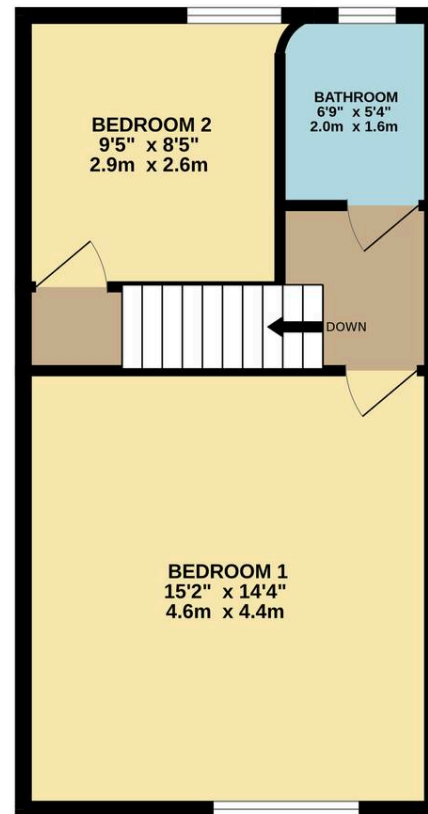
- Two double-bed end-terrace offering an exceptional opportunity to add value
- Entrance vestibule and hallway, creating a practical and welcoming space
- Large lounge featuring a bright bay window that floods the space with natural light
- Spacious kitchen-diner with handy understairs storage
- Useful utility room extension providing extra workspace and functionality
- Two well-proportioned double bedrooms positioned on the first floor
- Bathroom fitted with a clean white three-piece suite
- Generous rear yard with direct access to the rear street for easy parking or bike storage
- Available with no onward chain
- Strong potential to modernise and add value, appealing to first-time buyers and investors alike



GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.  
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