



15 Alfred Street Monton Manchester M30 9QF

Offers over £300,000

EXTENDED TO THE REAR! JUST OFF MONTON HIGH STREET! HOME ESTATE AGENTS are privileged to offer for sale this extended and improved three bedroom semi detached property located just off Monton's desirable high street. Within walking distance of the shops, bars and restaurants the property offers spacious hallway, downstairs W/C, bay-fronted lounge, dining room, extended kitchen/diner, shaped landing, three bedrooms and a modern fitted four piece bathroom suite. The property benefits from gas central heating and double glazing. Externally there are gardens to the front and rear. The rear offers a raised decked area and lawn garden area with space for shed. Offering spacious accommodation close to the hustle and bustle of a main high street the property is sure to attract interest! Call HOME On 01617898383 to view!

- EXTENDED TO THE REAR!
- Downstairs W/C
- Extended kitchen/diner
- Close to Monton high street!
- Three bedroom semi detached
- Bay-fronted lounge
- Fitted four piece bathroom suite
- Hallway
- Dining room
- GARDEN TO THE REAR!



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Hallway 15'7 x 7'0 (4.75m x 2.13m)

uPVC double glazed door to front, stairs to first floor and single panel radiator.

Downstairs W/C 8'6 x 3'7 (2.59m x 1.09m)

Low level W/C and pedestal wash hand basin. uPVC double glazed window to side and tiled to complement. Storage area.

Bayfronted lounge 14'4 x 11'2 (4.37m x 3.35m)

uPVC double glazed bay window to front, double panel radiator, television point and feature fire surround housing living flame gas fire.

Dining room 11'0 x 13'7 (3.35m x 4.14m)

Wood effect flooring and double doors to the kitchen/diner.

Extended "L-Shape" kitchen/diner 17'5 x 14'1 (to widest points) (5.31m x 4.29m (to widest points))

Fitted with wall and base units, roll edge worktops, sink unit, range cooker, integrated dish washer, fridge freezer, space for washing machine, extractor fan, television point, tiled to complement and ceiling spotlights. Ladder style radiator, uPVC double glazed window to rear and uPVC double glazed french doors to rear.

Shaped landing

uPVC double glazed window to side, open balustrade and loft access.

Bedroom One 13'9 x 7'6 (4.19m x 2.29m)

uPVC double glazed window to rear and double panel radiator.

Bedroom Two 10'9 x 13'4 (3.28m x 4.06m)

uPVC double glazed bay window to front, wood effect flooring, double panel radiator, picture rail and wood effect flooring.

Bedroom Three 7'6 x 6'9 (2.29m x 2.06m)

uPVC double glazed window to front, wood effect flooring and fitted with wardrobes for storage.

Bathroom 7'0 x 9'3 (2.13m x 2.82m)

Fitted with a four piece bathroom suite comprising shower cubicle, panelled bath, pedestal wash hand basin and low level W/C. Tiled to complement, ladder style radiator and uPVC double glazed window to rear.

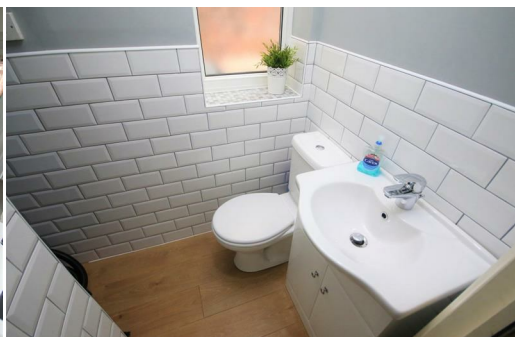
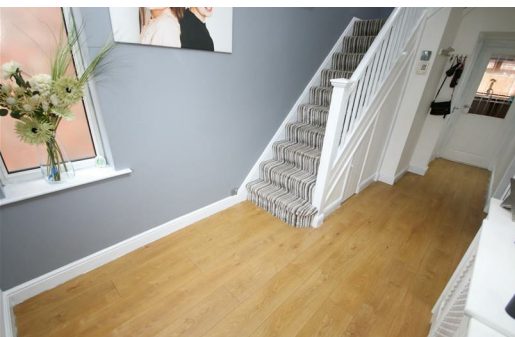
Tenure

We are advised that the property is Freehold.

IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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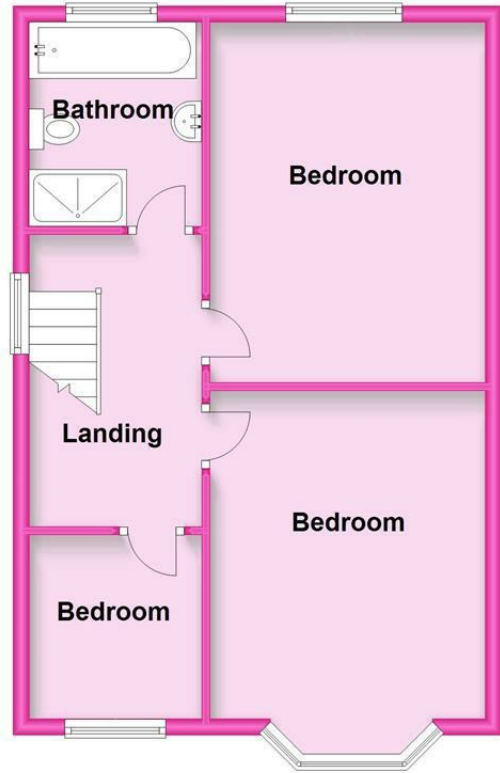
Ground Floor

Approx. 61.6 sq. metres (662.8 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.5 sq. feet)



Total area: approx. 110.5 sq. metres (1189.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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