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1 Algernon Street Monton Manchester M30 9QA

£270,000

MONTON VILLAGE LOCATION! HOME ESTATE AGENTS are pleased to offer for sale this stylishly presented three bedroom end terrace property located just off Monton High Street! Having been loving kept and offering spacious accommodation the property offers hallway, bay fronted lounge, dining room, fitted kitchen, shaped landing, three spacious bedrooms and a fitted bathroom suite. The property offers gas central heating and double glazing. Externally there is a paved and ornate palisade whilst to the rear there is a Yorkshire stone paved yard area. Within walking distance of all the local amenities Monton offers including shops, bars, restaurants and access to surrounding walks and park areas. Offering spacious and stylish accommodation a viewing is highly recommended! Call HOME on 01617898383 to view!

- JUST OFF MONTON HIGH STREET!
- Stylishly presented three bedroom end terrace
- Hallway
- Bay-fronted lounge
- Dining room
- Fitted kitchen
- Shaped laning with window for natural light
- Fitted bathroom suite
- Paved yard area to the rear
- Recently re-roofed in approx 2017!



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Hallway

Composite door to front, tiled flooring, single panel radiator and stairs to first floor

Bay fronted lounge 15'0 x 11'0 (4.57m x 3.35m)

uPVC double glazed bay window to front, television point, meter cupboard, feature fire surround and ceiling coving

Dining room 13'9 x 12'0 (4.19m x 3.66m)

uPVC double glazed french doors to rear, wood effect flooring, single panel radiator and under stairs storage. Archway to lounge

Kitchen 16'3 x 12'0 (4.95m x 3.66m)

Fitted with wall and base units, roll edge worktops, sink unit, wall mounted boiler, ceiling spotlight, space for washing machine, fridge freezer, gas hob and electric double oven, Tiled flooring, uPVC double glazed window to side and rear and uPVC double glazed door to side.

Shaped landing

uPVC double glazed window to side, open balustrade, loft access and single panel radiator

Bedroom One 12'3 x 14'8 (3.73m x 4.47m)

uPVC double glazed window to front and single panel radiator

Bedroom Two 9'8 x 13'5 (2.95m x 4.09m)

uPVC double glazed window to rear, upright radiator and exposed wooden flooring

Bedroom Three 8'6 x 8'8 (2.59m x 2.64m)

uPVC double glazed window to rear and single panel radiator

Bathroom 5'9 x 8'1 (1.75m x 2.46m)

Fitted with a three piece bathroom suite comprising of low level W/C, pedestal wash hand basin and paneled bath. Tiled to complement, single panel radiator and uPVC double glazed opaque window to side

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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