

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
@homeinmonton



**4A Algernon Street Monton Manchester M30 9QA**  
**£385,000**

IN THE HEART OF MONTON! HOME ESTATE AGENTS are thrilled to offer for sale this well presented and much improved three bedroom period semi detached property located in the heart of Monton and within a short walk to the shops, bars and local amenities on offer! This spacious property comprises hallway, bay-fronted lounge, dining room, modern fitted kitchen, shaped landing, three bedrooms and a contemporary three piece bathroom suite. The property is gas central heated and double glazed throughout. Externally there is a paved palisade to the front and a mostly lawn garden to the rear. There is on street parking available which is for permit holders only subject to a £50.00 per annum charge. Given its position and "move in" condition, this property is sure to be popular! Call HOME On 01617898383 to arrange your viewing.

- CENTRAL MONTON POSITION!
- Hallway
- Modern fitted kitchen
- Desirable Monton position!
- Three bedroom semi detached property
- Bay fronted lounge
- Modern fitted bathroom suite
- Period features
- Dining room
- GARDEN TO THE REAR!



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**Hallway 13'5 x 3'0 (4.09m x 0.91m)**

**Lounge 14'6 x 10'2 (4.42m x 3.10m)**

**Dining room 16'1 x 11'0 (4.90m x 3.35m)**

**Kitchen 13'3 x 7'9 (4.04m x 2.36m)**

**Shaped landing**

**Bedroom One 13'8 x 12'7 (4.17m x 3.84m)**

**Bedroom Two 12'9 x 8'2 (3.89m x 2.49m)**

**Bedroom Three 10'4 x 9'1 (3.15m x 2.77m)**

**Bathroom 7'9 x 5'1 (2.36m x 1.55m)**

#### **Sales info**

We are advised that the property is Freehold.

We are advised that the current council tax band is band C.

The current EPC rating is TBC.

#### **IMPORTANT INFORMATION -**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of

£45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 and floorplans are approximate and are for illustration only.

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. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmoston - 04331861 Stretford - 08259553



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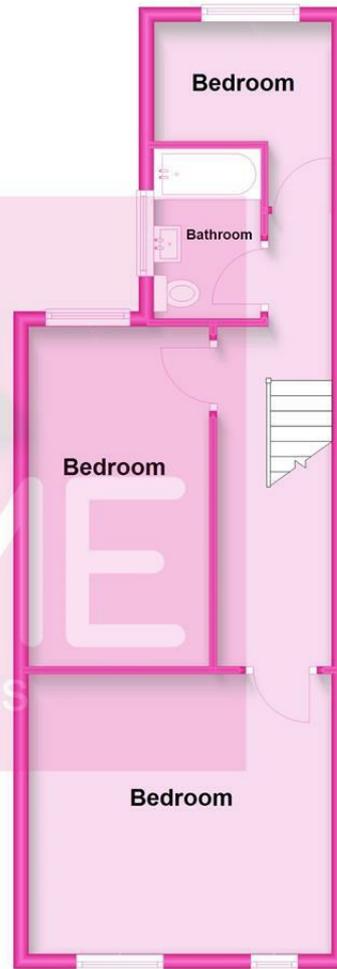
### Ground Floor

Approx. 46.4 sq. metres (499.4 sq. feet)



### First Floor

Approx. 45.5 sq. metres (489.3 sq. feet)



Total area: approx. 91.9 sq. metres (988.8 sq. feet)

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

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