

Algernon Street, Eccles

Manchester



In Excess of £400,000



# Algernon Street

Eccles, Manchester

Beautifully restored three bed semi-detached in Monton Village. Immaculate interiors blend period charm with modern amenities. Open lounge, guest W.C., utility room, and bi-fold doors to decked area. Tranquil gardens, luxury bathroom. Close to amenities and transport links. Ideal Monton living. Council Tax band: C

Tenure: Leasehold

- Stunning period property, immaculately presented & ideally located in the heart of Monton Village
- Bay fronted, spacious family lounge
- Incredible open plan lounge & dining room with bi folding doors opening out to the decked seating area
- Guest W.C. & utility room
- Three generous double bedrooms
- Contemporary four piece bathroom suite
- Gardens to both the front & rear
- Surrounded by a plethora of excellent amenities & transport links





### Lounge

14' 11" x 12' 9" (4.54m x 3.88m)

A spacious lounge complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Kitchen / Diner

11' 2" x 24' 6" (3.40m x 7.46m)

A contemporary kitchen diner featuring modern fitted units with undercounter integral fridge and dishwasher. Space for cooker. Complete with three ceiling light points, double glazed window and bi-fold doors to the rear. Fitted with a hardwood side door and laminate flooring.

### Utility

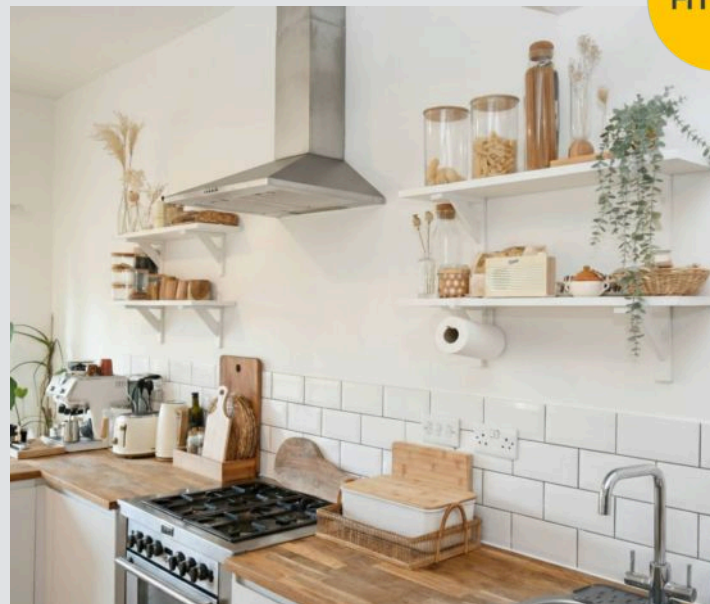
9' 8" x 5' 2" (2.95m x 1.57m)

Featuring complementary wall and base units with space for a washer/dryer and fridge freezer. Complete with a ceiling light point and double glazed window to the rear.

### W.C.

5' 1" x 3' 1" (1.54m x 0.95m)

Complete with a ceiling light point, hand wash basin and W.C.



**Landing**

Complete with a ceiling light point and laminate flooring.

**Bedroom One**

11' 11" x 15' 10" (3.64m x 4.82m)

Featuring fitted wardrobes. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with laminate flooring.

**Bedroom Two**

11' 1" x 12' 4" (3.38m x 3.77m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with original wood flooring.

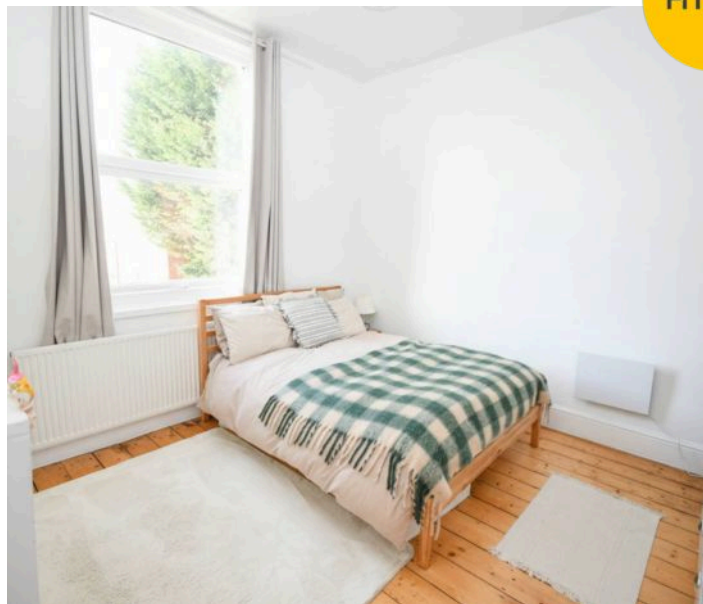
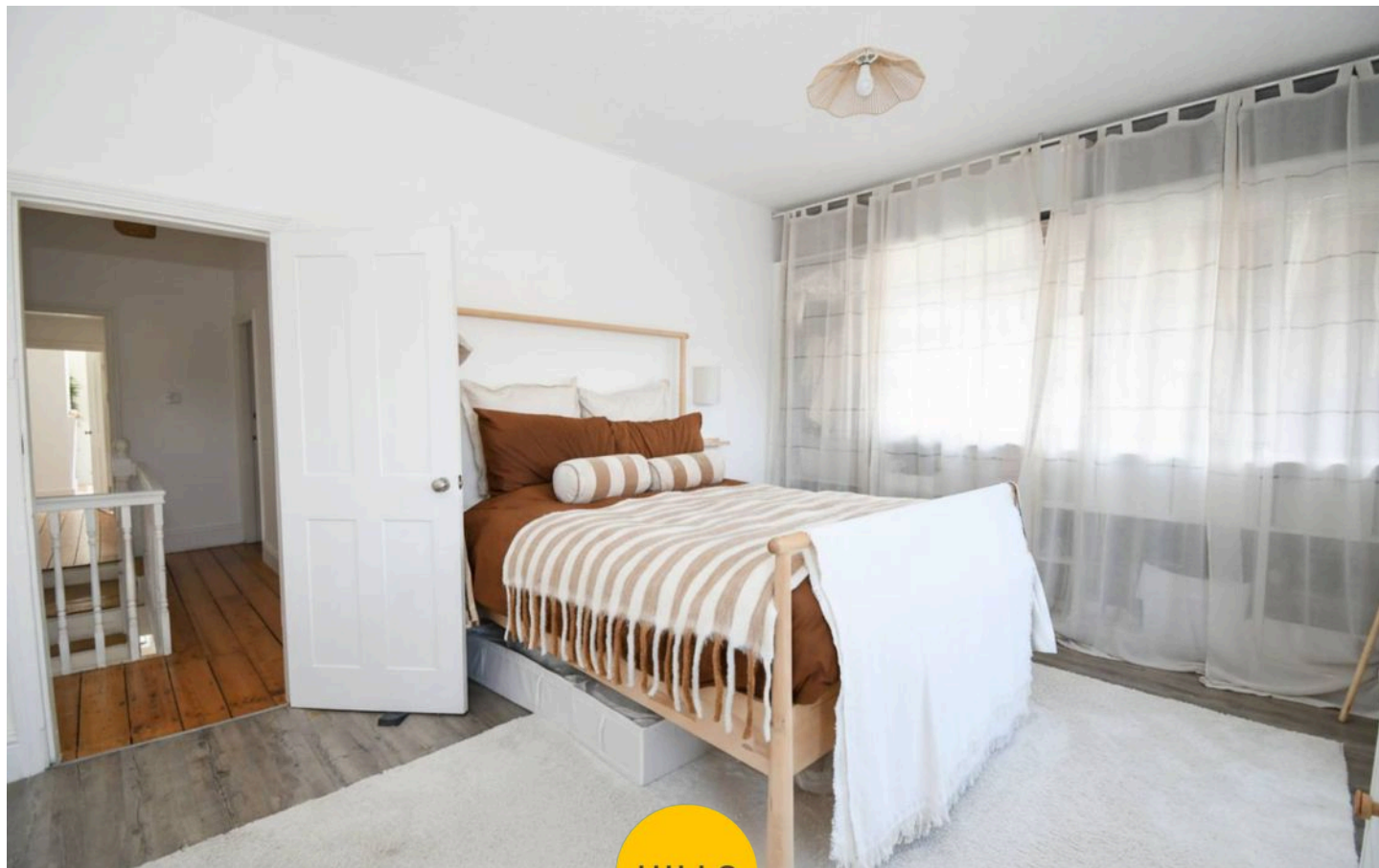
**Bedroom Three**

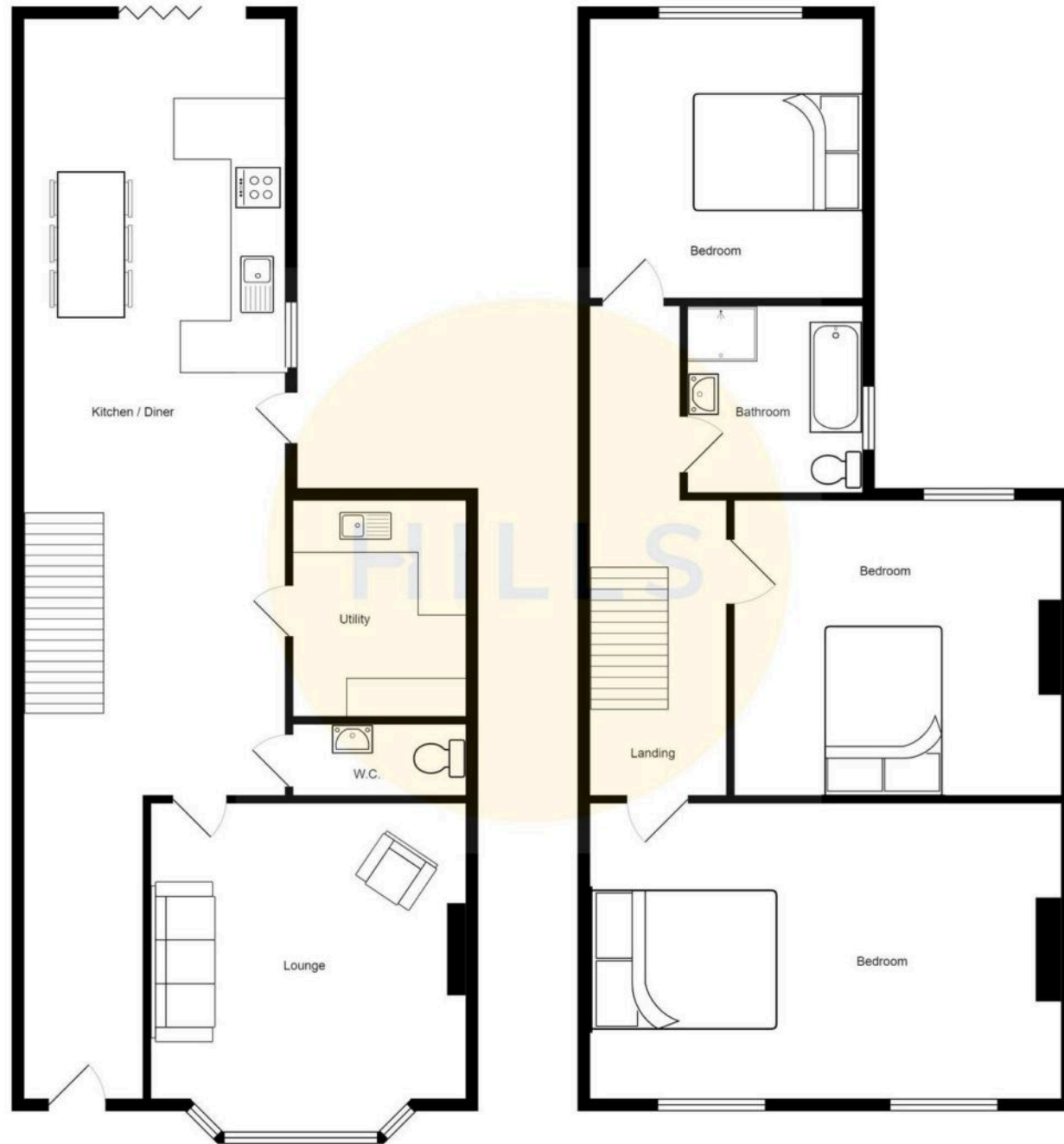
11' 5" x 11' 10" (3.49m x 3.61m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with original wood flooring.

**External**

To the rear of the property is a garden with lawn and decked seating area.









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