

Algernon Street, Eccles

Manchester

HILLS

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

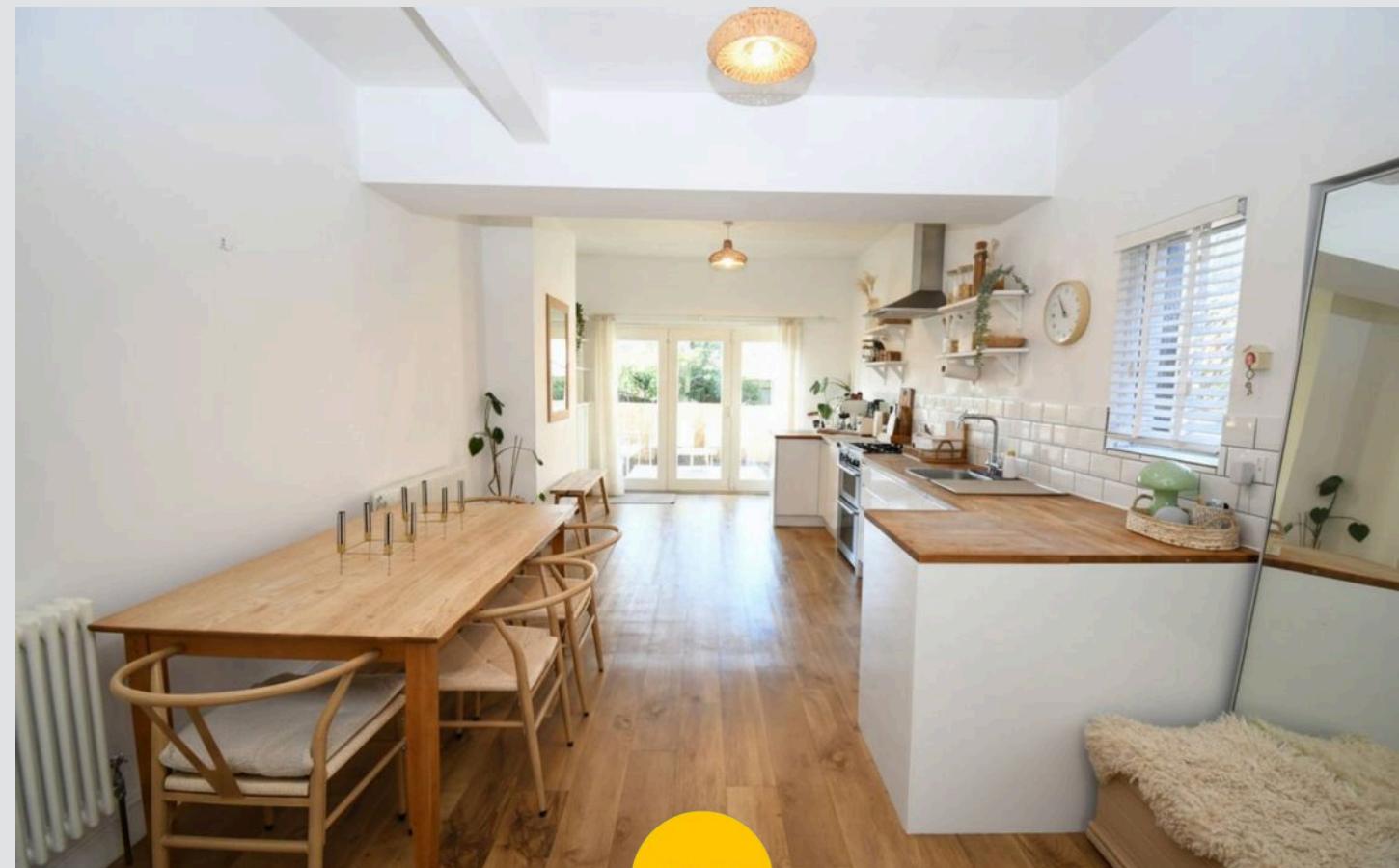
9' 8" x 5' 2" (2.95m x 1.57m)

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.

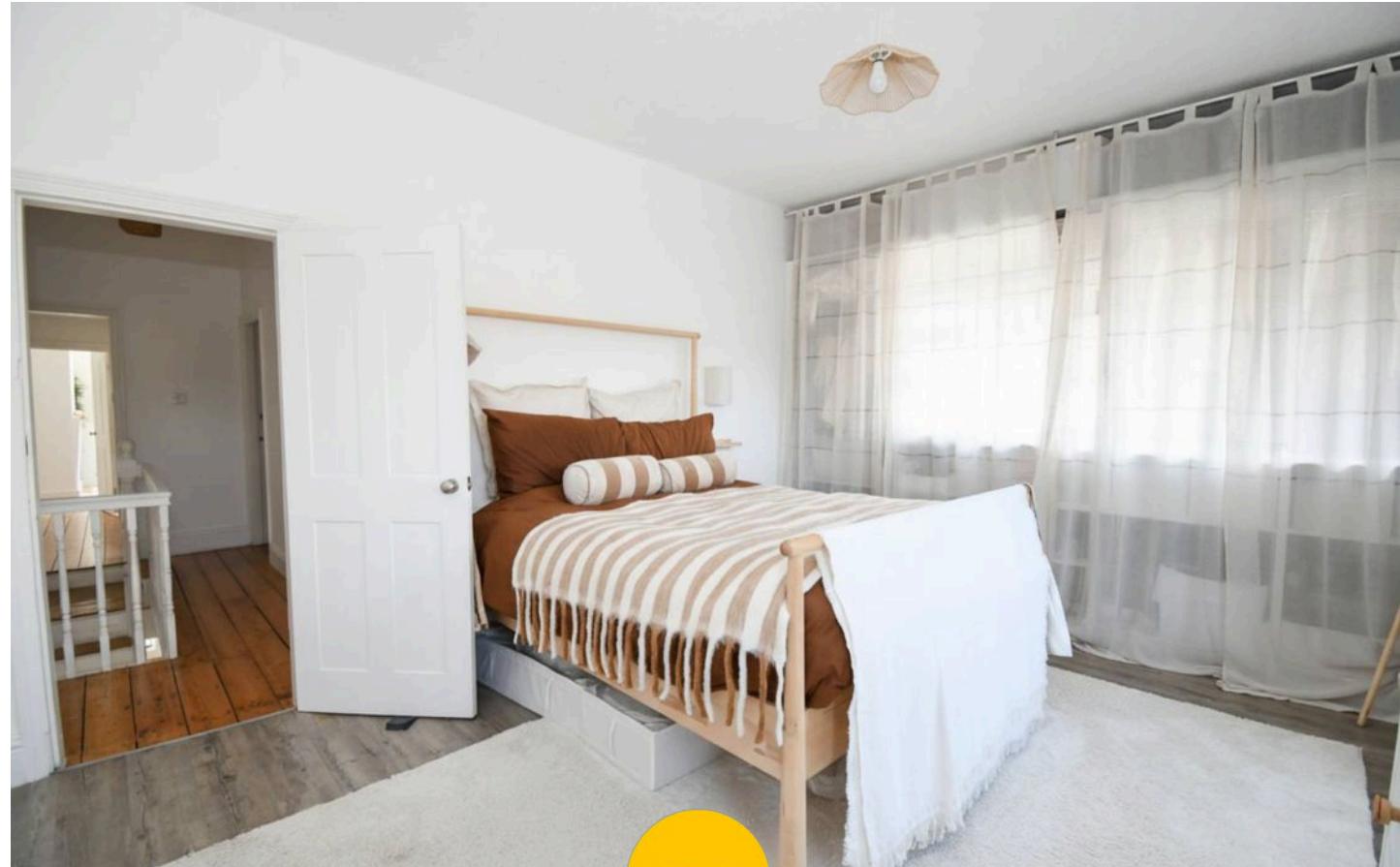
Bedroom Three

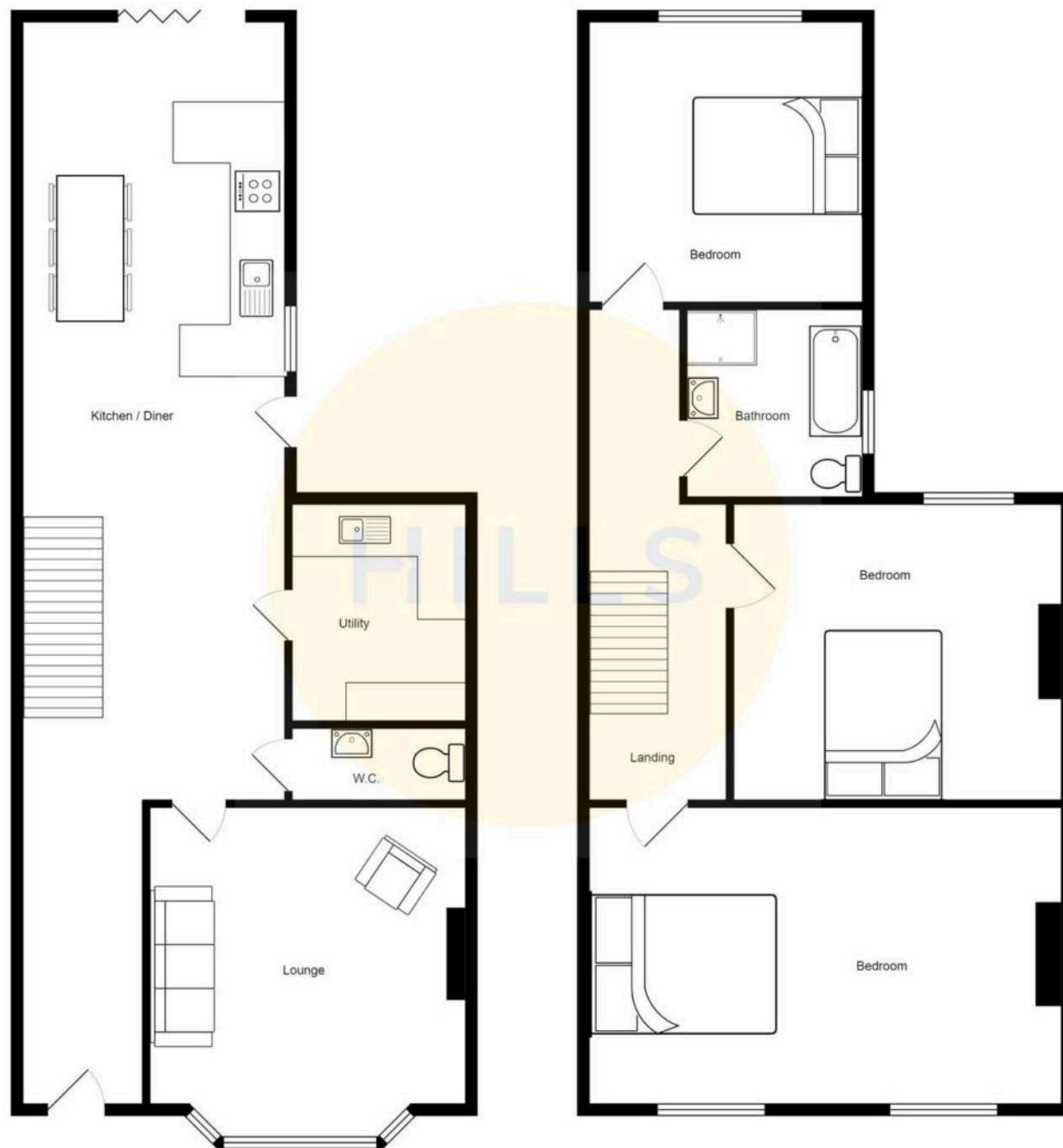
11' 5" x 11' 10" (3.49m x 3.61m)

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.







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.