



## 39 Algernon Street Monton Manchester M30 9PG

### Offers over £260,000

EXTENDED TO THE REAR! CENTRAL MONTON LOCATION! HOME ESTATE AGENTS are pleased to offer for sale this stunning two bedroom terrace property which is located with all the amenities Monton has on its doorstep. The property offers hallway, bay-fronted lounge opening to the dining room, extended modern fitted kitchen, shaped landing, two bedrooms and a modern fitted bathroom suite. The property is heated by gas central heating and is double glazed. Externally there is a palisade to the front whilst to the rear there is a generous garden! Positioned close to all the shops, bars and restaurants Monton has to offer along with multiple walks and good local schooling on its doorstep! Call HOME on 01617898383 to view!

- EXTENDED TO THE REAR!
- Hallway
- Extended kitchen with modern fitted kitchen
- Great First Time buy!
- CENTRAL MONTON LOCATION!
- Lounge
- Modern fitted bathroom
- Two bedroom terrace property
- Dining room
- Garden to the rear!



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### Hallway

Lounge 12'7 x 11'5 (3.84m x 3.48m)

Dining room 14'6 x 8'6 (4.42m x 2.59m)

Kitchen 11'2 x 9'2 (3.40m x 2.79m)

### Landing

Bedroom One 11'7 x 11'6 (3.53m x 3.51m)

Bedroom Two 10'2 x 8'2 (3.10m x 2.49m)

Bathroom 5'9 x 5'8 (1.75m x 1.73m)

### Sales info

We are advised that the property is Freehold.

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

The current EPC rating is D.

### 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 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 Urmston - 04331861 Stretford - 08259553





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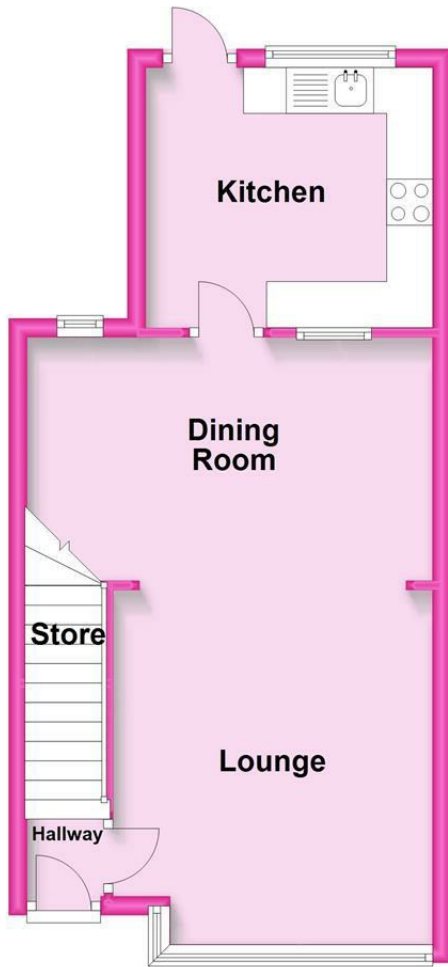


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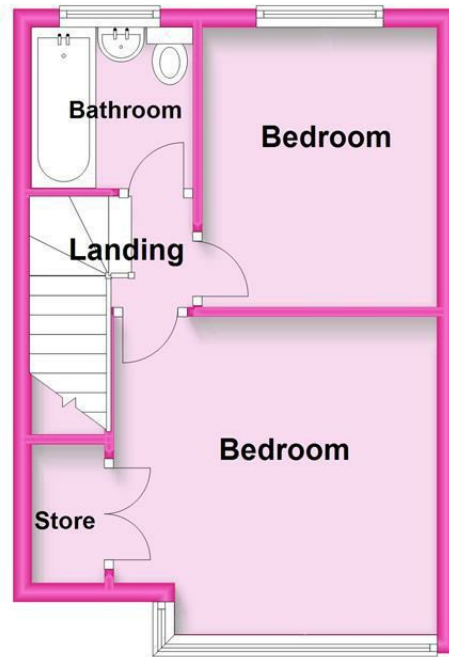
## Ground Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



## First Floor

Approx. 28.2 sq. metres (303.5 sq. feet)



Total area: approx. 65.6 sq. metres (705.7 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>		
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