



19 Algernon Road Manchester, M28 3RD

£260,000

An extended three-bedroom semi-detached house situated in a popular residential area, offering spacious and versatile accommodation together with driveway parking and an attractive, well-maintained rear garden. The property briefly comprises an entrance hall, two reception rooms and a modern fitted kitchen. To the first floor are three bedrooms and a shower room featuring a good-sized walk-in shower. Externally, the property benefits from driveway parking for two cars, together with an attractive rear garden, which has been well cared for by the current owners. The property also benefits from double glazing and gas central heating.



ACCOMMODATION

Vestibule

Composite front door, tiled floor

Lounge 13' 1" x 14' 3" (3.99m x 4.34m)

Wood flooring, radiator, bay window to front elevation

Dining room 12' 3" x 14' 3" (3.73m x 4.34m)

Wooden flooring, windows to side and rear elevations, modern vertical radiator

Kitchen 12' 6" x 8' 4" (3.82m x 2.55m)

A range of fitted wall and base units, integrated fridge freezer, 1.5 bowl sink unit with drainer, 5 ring gas hob, double oven, extractor hood, splash tiling, tiled floor, gas central heating boiler. French doors opening out to rear garden

Rear garden

Enclosed, low-maintenance rear garden with stone-flagged seating area and raised flower beds, well stocked with colourful shrubs and plants, creating a peaceful and attractive outdoor space.

First Floor landing 17' 1" x 4' 11" (5.21m x 1.51m)

Radiator, window to side elevation, loft access. Loft has a pull down ladder, is boarded for storage and has power and lighting

Bedroom 1 11' 3" x 14' 4" (3.44m x 4.36m)

Fitted wardrobes, dressing table and drawers, radiator, wood flooring, two windows to the front elevation

Bedroom 2 12' 4" x 9' 0" (3.75m x 2.75m)

Wood flooring, radiator, window to rear elevation

Bedroom 3 6' 4" x 8' 8" (1.94m x 2.63m)

Laminate flooring, radiator, window to rear elevation

Shower room 8' 4" x 5' 6" (2.55m x 1.68m)

Vanity unit, toilet and walk in shower, thermostatic shower fitting with rain water head and second shower head on riser rail, heater towel rail/radiator, panelled walls and ceiling, built in spot lights



