

Boardman Street, Eccles

Manchester



In Excess of £270,000

Boardman Street

Eccles, Manchester

Situated on a cul de sac is this double bay fronted period property offering Three double bedrooms, two spacious reception rooms and a kitchen & dining area with low maintenance gardens to the front & rear.

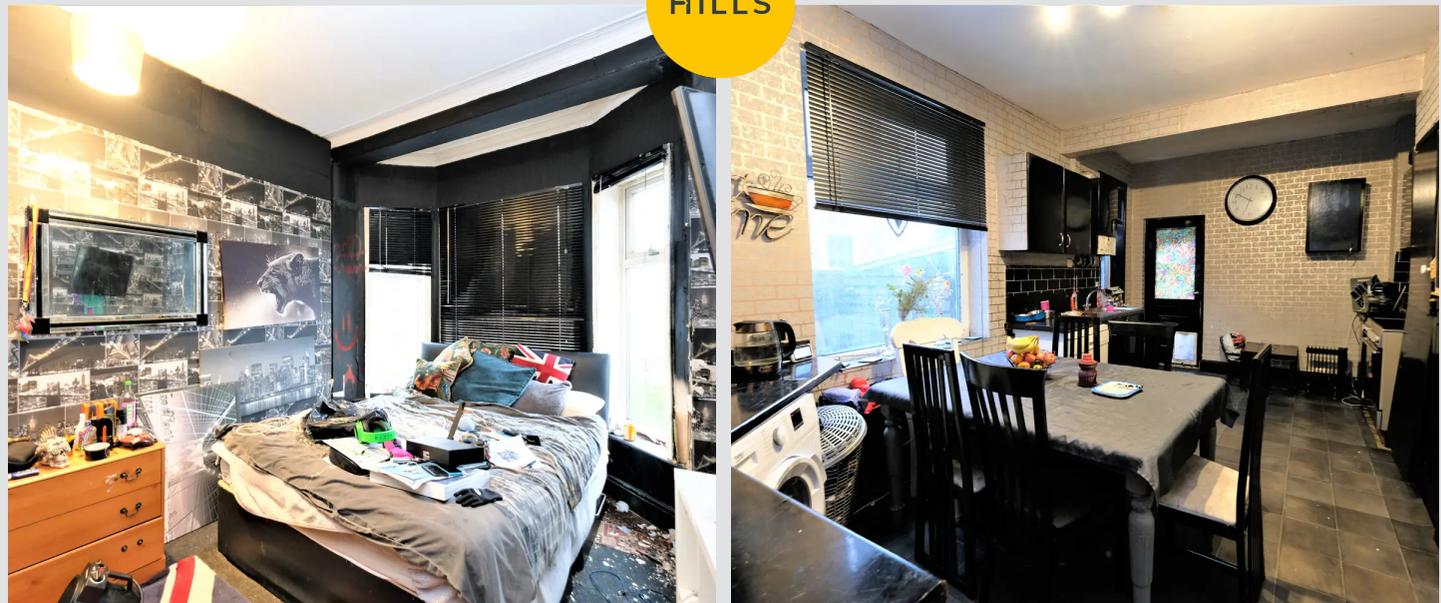
Council tax band: B

Tenure: Freehold

- DECEPTIVELY SPACIOUS
- WOULD MAKE THE PERFECT FAMILY HOME
- TWO RECEPTION ROOMS & KITCHEN/ DINING AREA
- THREE DOUBLE BEDROOMS (MASTER SPLIT CREATING FOURTH BEDROOM)
- FOUR PIECE FAMILY BATHROOM
- DOUBLE BAY FRONTED PERIOD PROPERTY
- SITUATED ON A CUL DE SAC
- LOW MAINTENANCE FRONT & REAR GARDENS



HILLS



Hall

Ceiling light point and power point.

Lounge

14' 7" x 11' 8" (4.45m x 3.56m)

Ceiling light point, double glazed bay window, wall mounted radiator and power point.

Dining Room

15' 9" x 10' 9" (4.8m x 3.28m)

Ceiling light point, double glazed windows, wall mounted radiator and power point.

Kitchen

17' 8" x 10' 7" (5.38m x 3.23m)

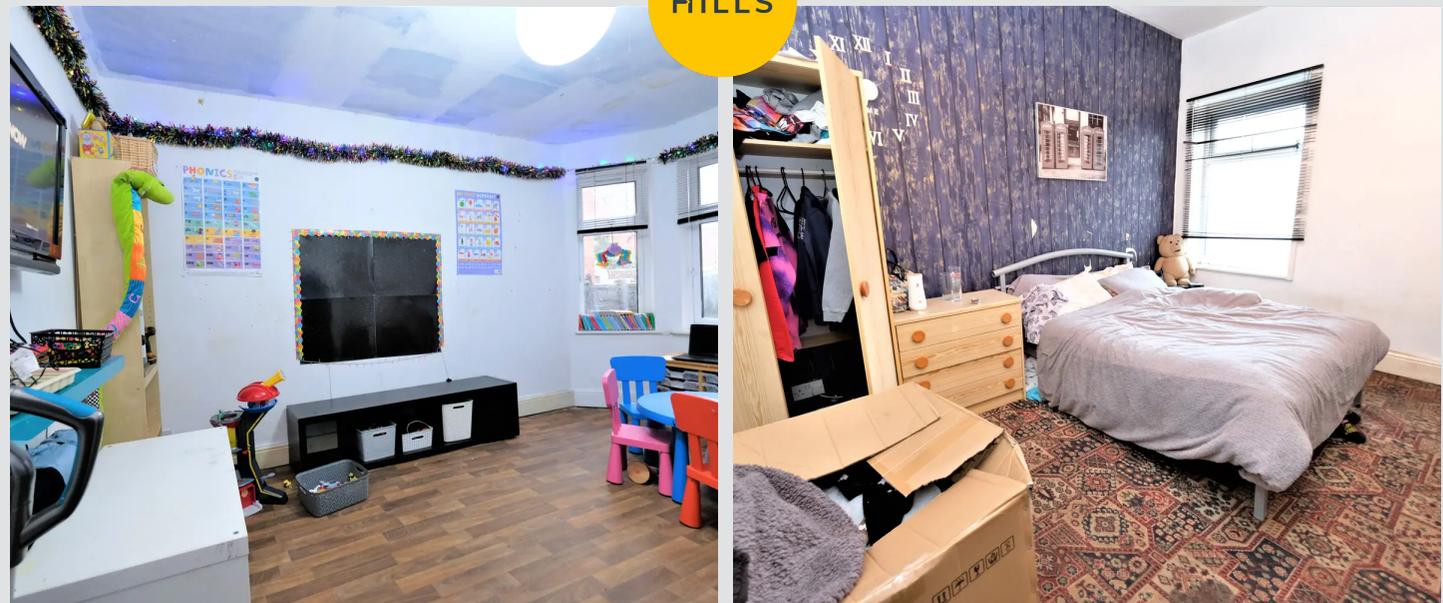
Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Space for dishwasher, cooker, fridge freezer and washer. Ceiling light point, double glazed windows, power point, wall mounted radiator and hard wood rear door.

Landing

Ceiling light point, power point, access to bedrooms and bathroom.



HILLS



Bedroom One

14' 7" x 9' 6" (4.45m x 2.9m)

Ceiling light point, double glazed bay window and power point.

Bedroom Two

10' 7" x 9' 4" (3.23m x 2.84m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

Bedroom Three

12' 9" x 10' 9" (3.89m x 3.28m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

Bedroom Four

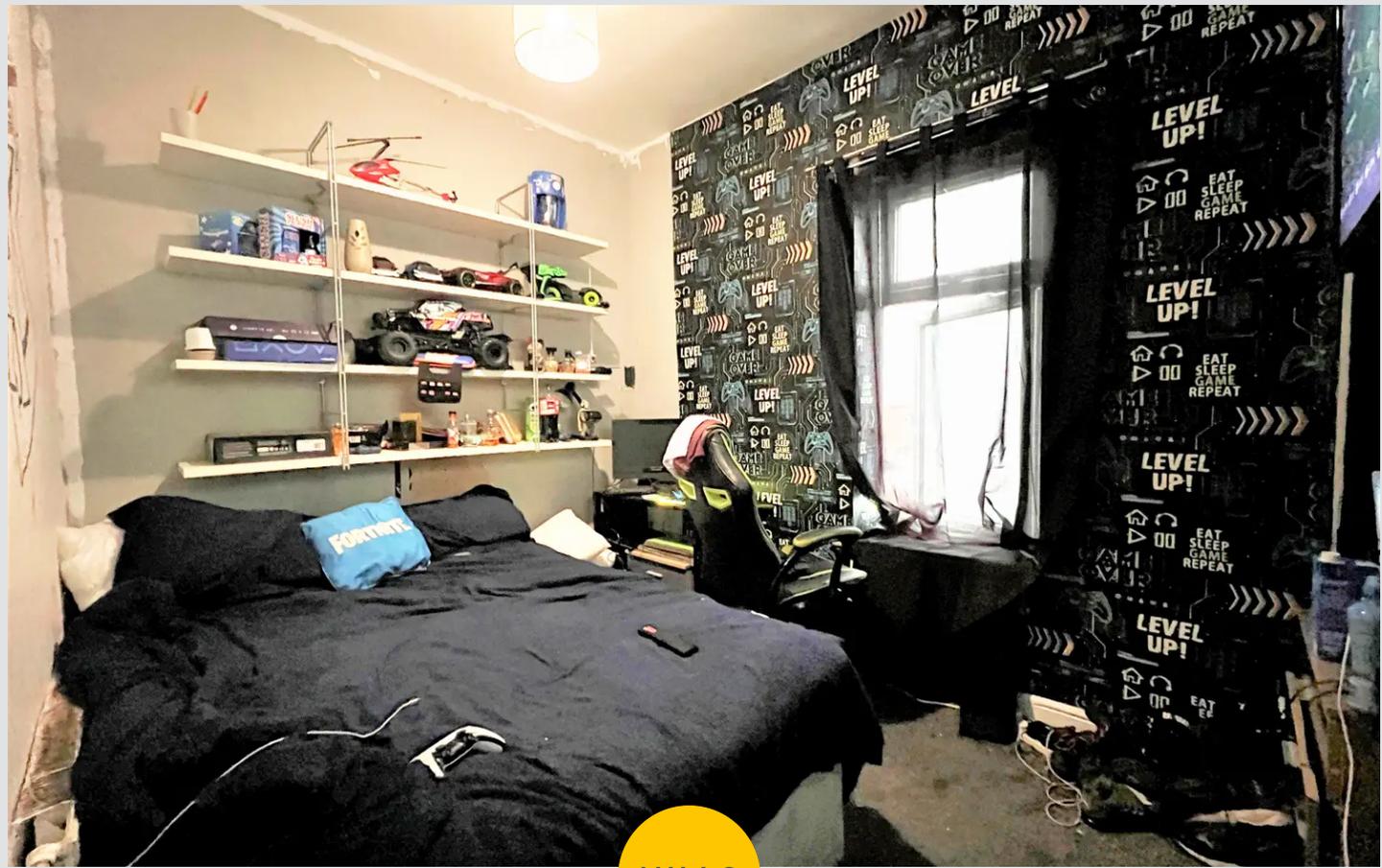
11' 12" x 6' 8" (3.66m x 2.03m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

Bathroom

9' 4" x 7' 6" (2.84m x 2.29m)

Fitted with a four piece suite including a hand wash basin, WC, bath tub and shower cubicle.





HILLS

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.



HILLS