

Boardman Street, Eccles

Manchester



Offers Over £290,000

Boardman Street

Eccles, Manchester

Excellent family home set over four floors retaining some period features, boasting four double bedrooms, the master being en-suite. Bedrooms 2,3 & 4 are on the first floor and master bedroom is on the second floor. Enclosed rear yard and private garden beyond with well stocked borders and ornamental pond.

Council Tax band: B

Tenure: Freehold

- Fabulous Family Home Laid over Four Floors
- Bay Fronted Lounge, Formal Dining Room & Kitchen and Dining Space
- Four Double Bedrooms, Master Occupying the Second Floor
- Three Piece Family Bathroom and En Suite to the Master
- Low Maintenance Front Garden & Well Kept Rear Garden with Pond
- Ample Storage Throughout including Cellars, Loft Space, Storage in the Eaves of Top Bedroom and Over Walk In Wardrobe Space in Front Bedroom
- Excellently Located Close to Amenities Including Shops, Parks & Schools
- Surrounded by Brilliant Public Transport & Motorway Links



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Entrance Hallway

Featuring period features including corniced ceilings and panelled walls. Entered via a hardwood front door. Complete with a ceiling light point, wall mounted radiator and hardwood flooring.

Lounge

14' 8" x 12' 1" (4.47m x 3.68m)

Featuring an electric fire and period features. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

Reception Room Two

14' 0" x 10' 2" (4.27m x 3.10m)

Complete with a ceiling light point, double glazed window, wall mounted radiator and serving hatch. Fitted with carpet flooring.

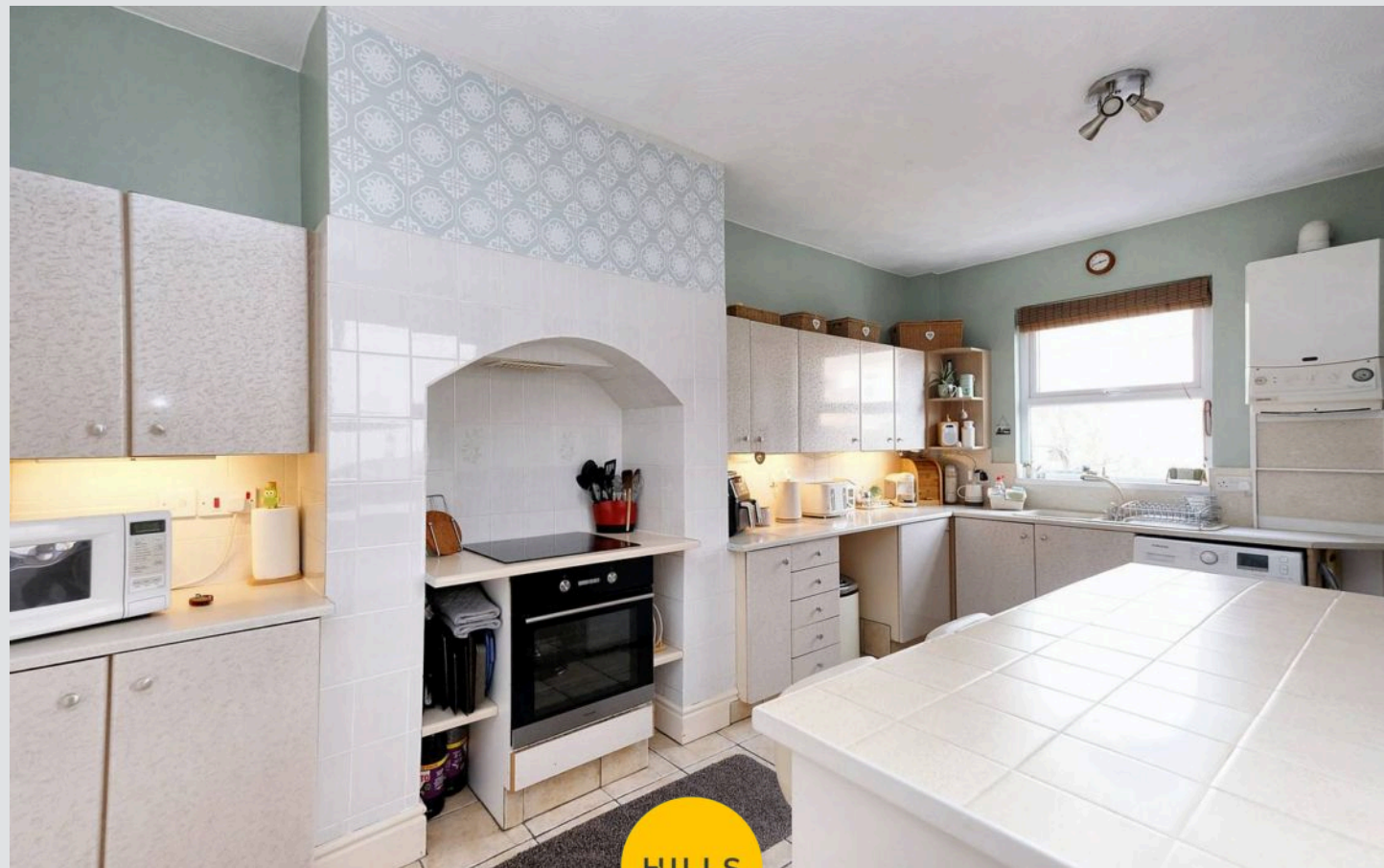
Kitchen

16' 5" x 11' 4" (5.00m x 3.45m)

Featuring complementary wall and base units and breakfast bar with under-cupboard lighting, electric hob and oven. Space for a fridge freezer, washing machine, dryer and dishwasher. Complete with two ceiling light points, two double glazed windows and wall mounted radiator. Fitted with hardwood door, part tiled walls and tiled flooring. Boiler.

Cellar

12' 4" x 12' 2" (3.76m x 3.71m)



Bedroom Two

13' 5" x 11' 3" (4.09m x 3.43m)

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

Walk in Wardrobe

12' 2" x 2' 9" (3.71m x 0.84m)

Complete with fitted clothes rail, overhead storage and carpet flooring.

Bedroom Three

12' 2" x 11' 9" (3.71m x 3.58m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

Bedroom Four

13' 9" x 10' 1" (4.19m x 3.07m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring. Access to head-height loft space which is boarded and fully shelved and has drop ladder access.

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

Featuring a three piece suite including bath with shower over, vanity unit with hand wash basin and W.C. Complete with a ceiling light point, heated towel rail and lino flooring.

Landing Two

Complete with a Velux window and carpet flooring.

Bedroom One

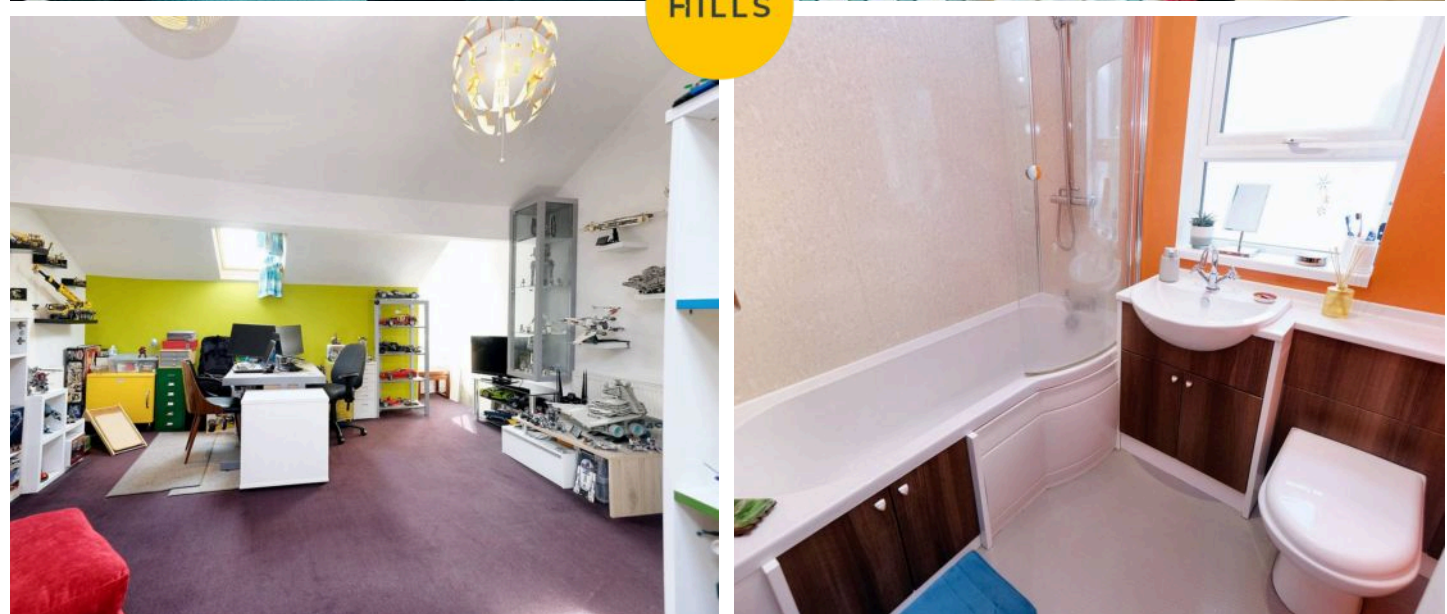
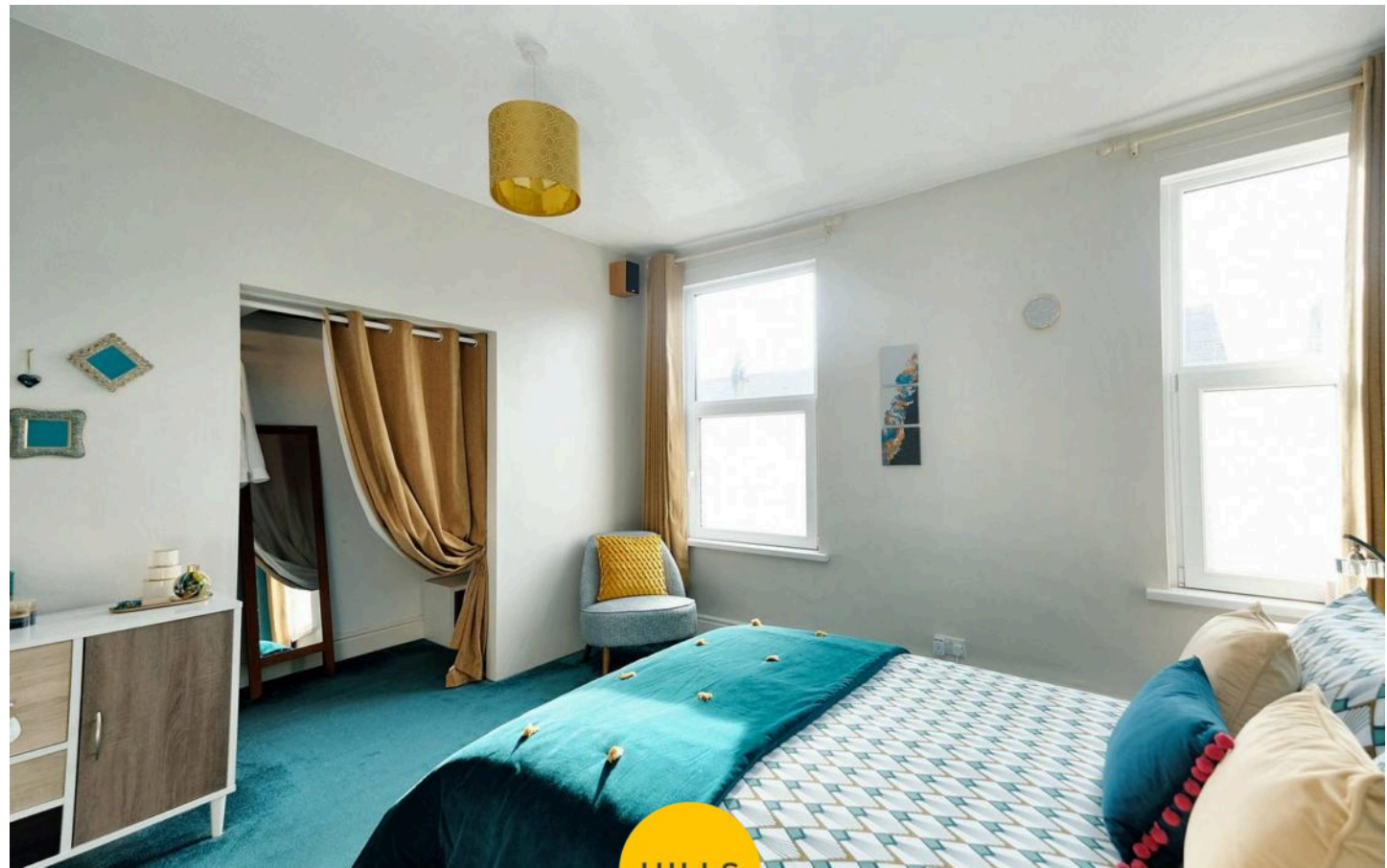
19' 2" x 15' 5" (5.84m x 4.70m)

Complete with two ceiling light points, wall light points, three Velux windows, double glazed window and two wall mounted radiators. Storage within eaves. Fitted with carpet flooring.

En suite

10' 1" x 4' 1" (3.07m x 1.24m)

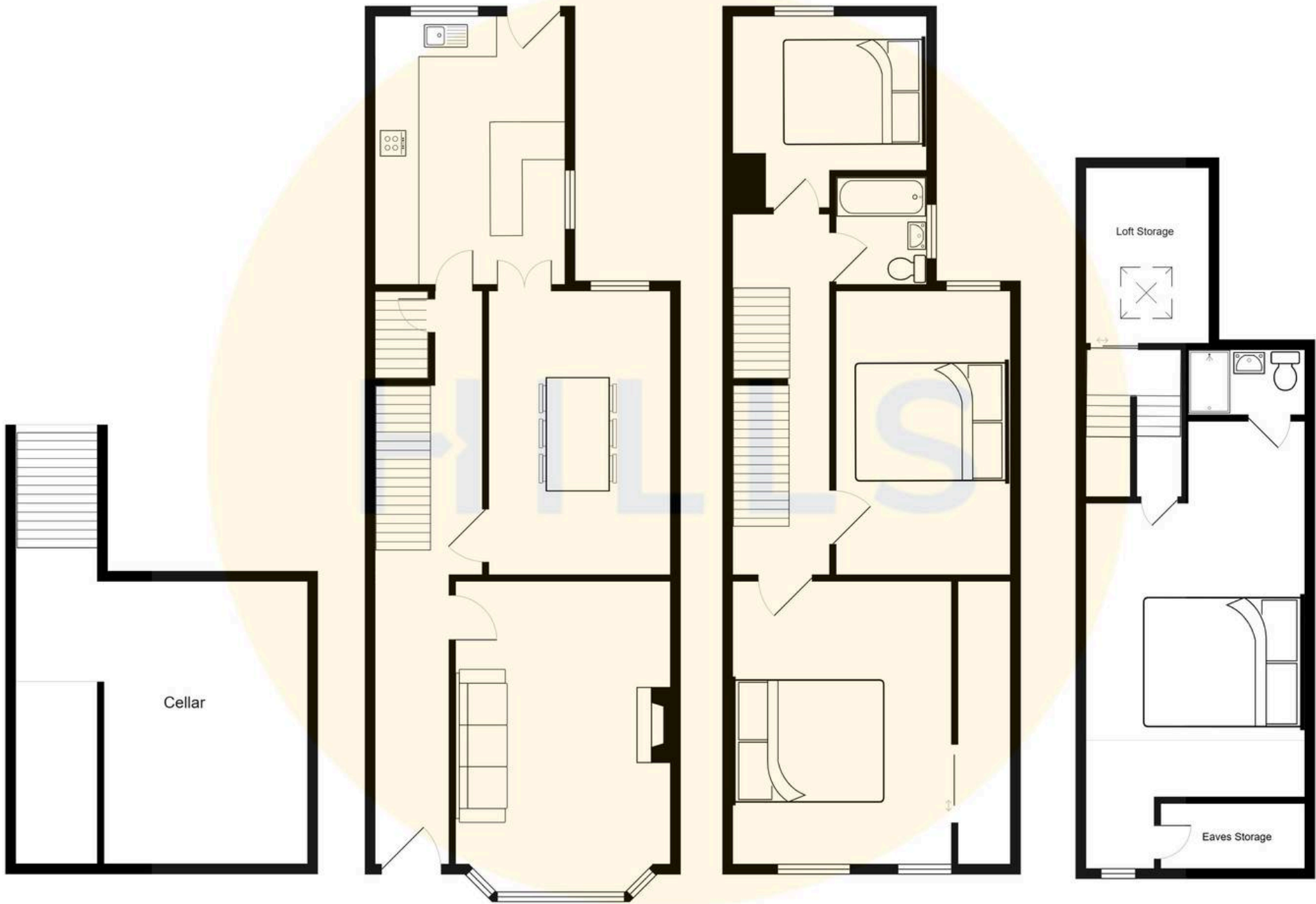
Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with a ceiling light point, wall light point, Velux window and wall mounted radiator. Fitted with lino flooring.





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