



Boscombe Avenue, Eccles
Manchester



Boscombe Avenue

Eccles, Manchester

Exceptional four bedroom semi-detached house in Peel Green. Stylish interiors, spacious lounge, modern kitchen, ensuite master bedroom. Gated parking, summer house, near Trafford Centre. Schools & amenities nearby. Effortless commuting to Manchester city centre.

Council Tax band: C

Tenure: Freehold

- Perfect Family Home Situated on a Desirable Cul de Sac in Peel Green
- Open Plan Lounge and Dining Room
- Modern Fitted Kitchen
- Four Generously Sized Bedrooms
- Modern Three Piece Bathroom Suite & En Suite to the Master
- Gated Off Road Parking and Well Kept Garden to the Front
- Low Maintenance Rear Garden with Artificial Lawn and Summer House
- Located Just a Short Walk to The Trafford Centre
- Surrounded by Excellent Amenities & Transport Links
- Within Catchment for Highly Sought After Schools



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Entrance Hallway

Entered via a composite front door. Complete with a ceiling light point, wall mounted radiator and bespoke under stairs storage cupboard. Fitted with laminate flooring.

Lounge / Diner

21' 5" x 12' 6" (6.53m x 3.81m)

Complete with two ceiling light points, three wall light points, double glazed bay window and two wall mounted radiators. Fitted with French doors and laminate flooring.

Kitchen

10' 6" x 10' 0" (3.20m x 3.05m)

Featuring complementary wall and base units with integral stainless steel sink, dishwasher, electric oven and gas hob. Space for a washing machine, dryer and fridge freezer. Complete with a ceiling light point, double glazed window and uPVC door. Fitted with tiled flooring.

Landing

Complete with a ceiling light point, double glazed window and carpet flooring. Loft access.

Bedroom One

14' 0" x 10' 4" (4.27m x 3.15m)

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

En suite

6' 3" x 6' 2" (1.91m x 1.88m)

Featuring a shower cubicle, vanity unit with hand wash basin and W.C. Complete with a ceiling light point, two double glazed windows, uPVC wet room wall and lino flooring.

Bedroom Two

14' 1" x 10' 7" (4.29m x 3.23m)

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



Bedroom Three

9' 3" x 7' 2" (2.82m x 2.18m)

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

Bedroom Four

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

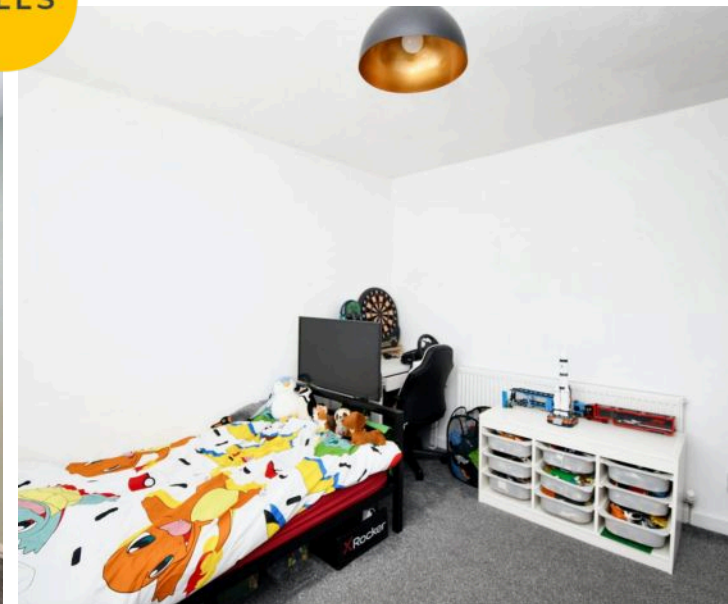
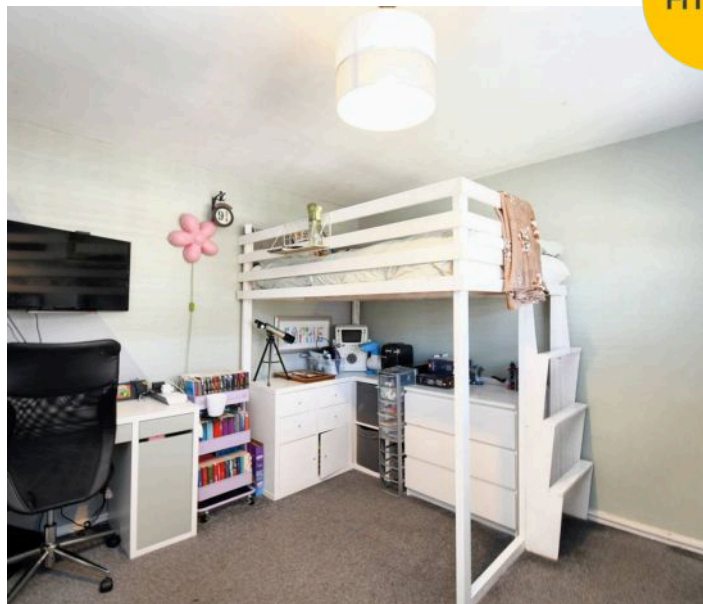
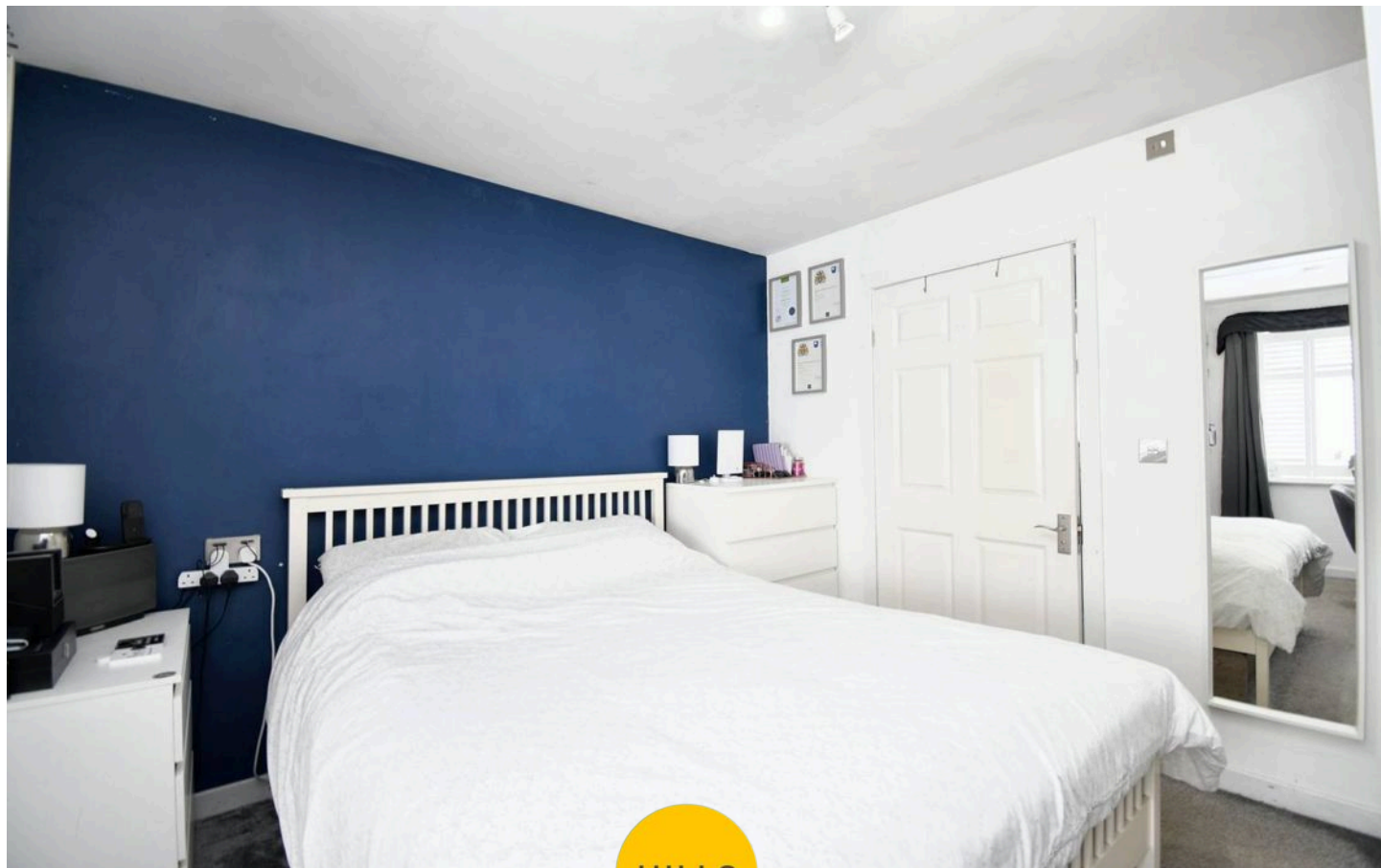
Bathroom

7' 7" x 5' 3"

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

External

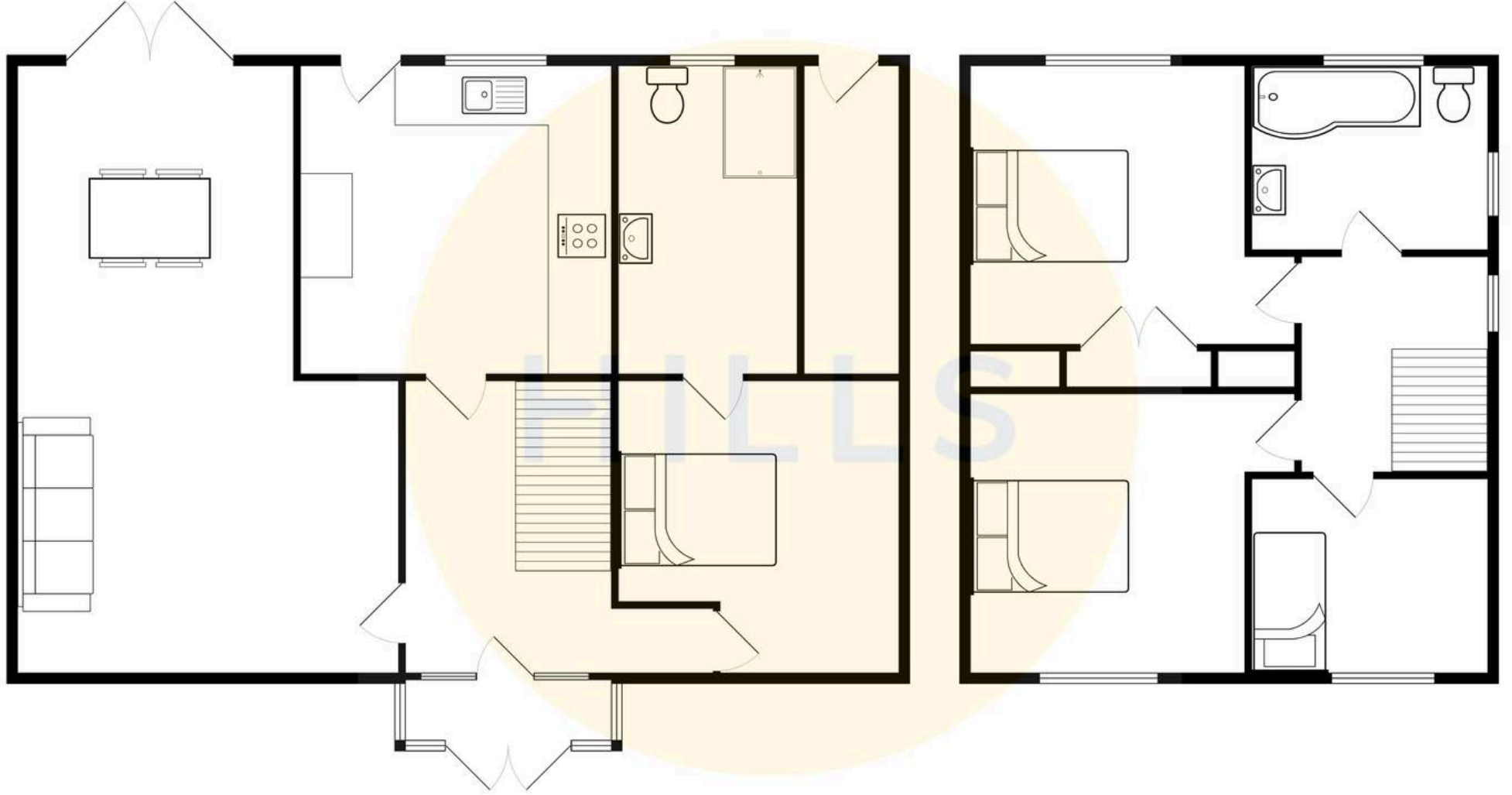
To the front of the property is gated off road parking and lawn with planted borders. To the rear of the property is a garden with decked seating area, artificial lawn, summer house, paved area and decorative slate chipped area.





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