



Boscombe Avenue, Eccles
Manchester



Offers in Region of **£325,000**

Boscombe Avenue

Eccles, Manchester

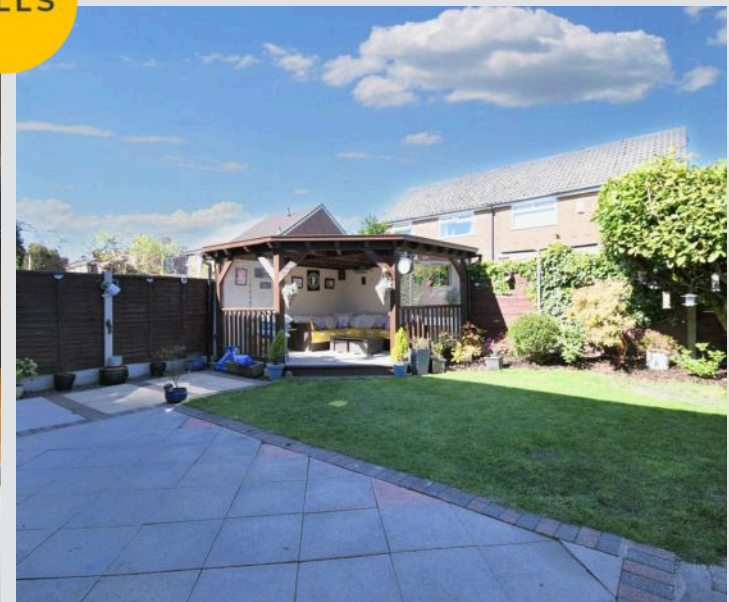
Stunning, chain free semi-detached home in a quiet cul-de-sac. Bay-fronted lounge, open plan kitchen/dining, Three bedrooms, three piece bathroom suite, off-road parking. Close to amenities and transport links.

Council Tax band: C

- Beautifully Presented Semi Detached Property Situated at the top of a Quiet Cul De Sac
- Bay Fronted Lounge
- Open Plan Fitted Kitchen and Dining Space along with Separate Utility Room
- Three Generously Sized Bedrooms
- Three Piece Family Bathroom and Downstairs Sower Room
- Off Road Parking for Multiple Cars
- Low Maintenance Rear Garden with Brick Shed & Pergola
- Excellently Located Close to Brilliant Local Amenities & Well Served by Public Transport & Motorway Links



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Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and laminate flooring. Storage under the stairs.

Lounge

12' 7" x 12' 5" (3.84m x 3.78m)

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

Kitchen / Diner

20' 3" x 10' 1" (6.17m x 3.07m)

Featuring complementary fitted units with ceramic sink. Five ring gas hob and electric oven. Complete with ceiling spotlights, double glazed window and two wall mounted radiators. Fitted with part tiled walls and laminate flooring.

Downstairs Shower Room

7' 9" x 3' 2" (2.36m x 0.97m)

Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with ceiling spotlights and tiled flooring.

Utility Room

11' 5" x 8' 2" (3.48m x 2.49m)

Featuring complementary wall and base units with space for a washing machine and dryer. Cloak cupboard. Complete with ceiling spotlights, uPVC door and laminate flooring.

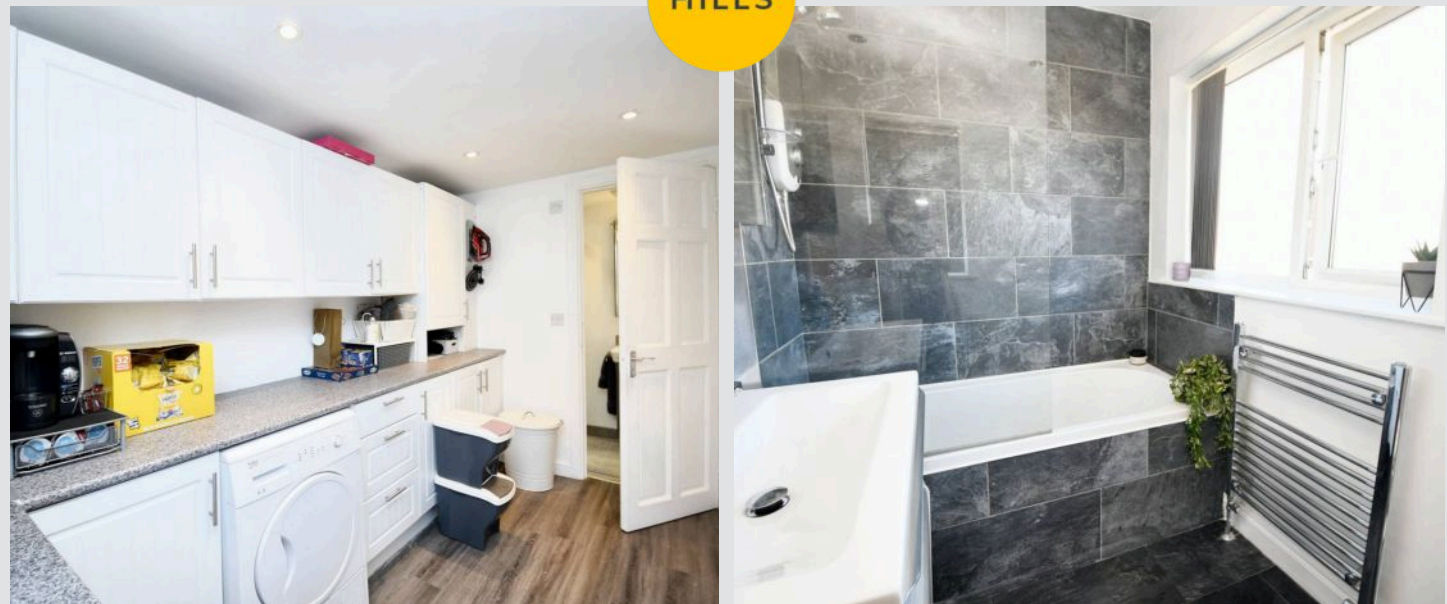
Landing

Complete with a ceiling light point, double glazed window and carpet flooring. Access to a partially boarded loft.

Bedroom One

14' 2" x 10' 5" (4.32m x 3.18m)

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



Bedroom Two

14' 8" x 10' 6" (4.47m x 3.20m)

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

Bedroom Three

9' 7" x 7' 3" (2.92m x 2.21m)

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

Storage cupboard.

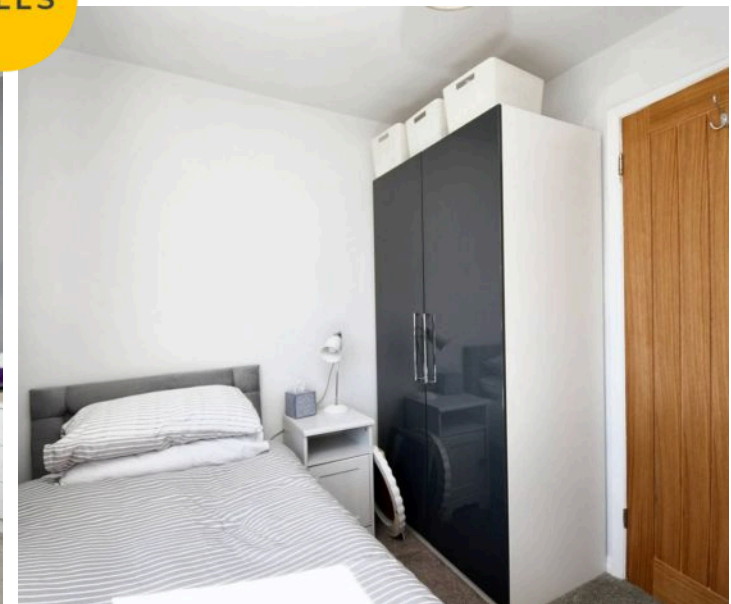
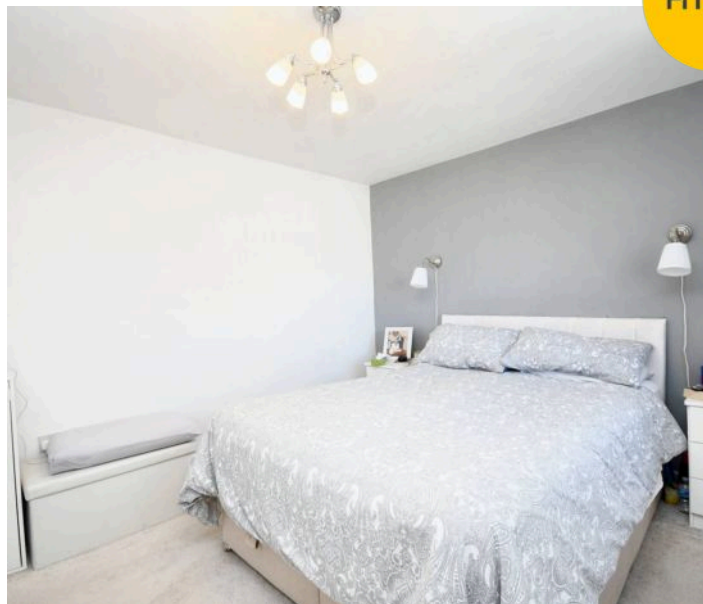
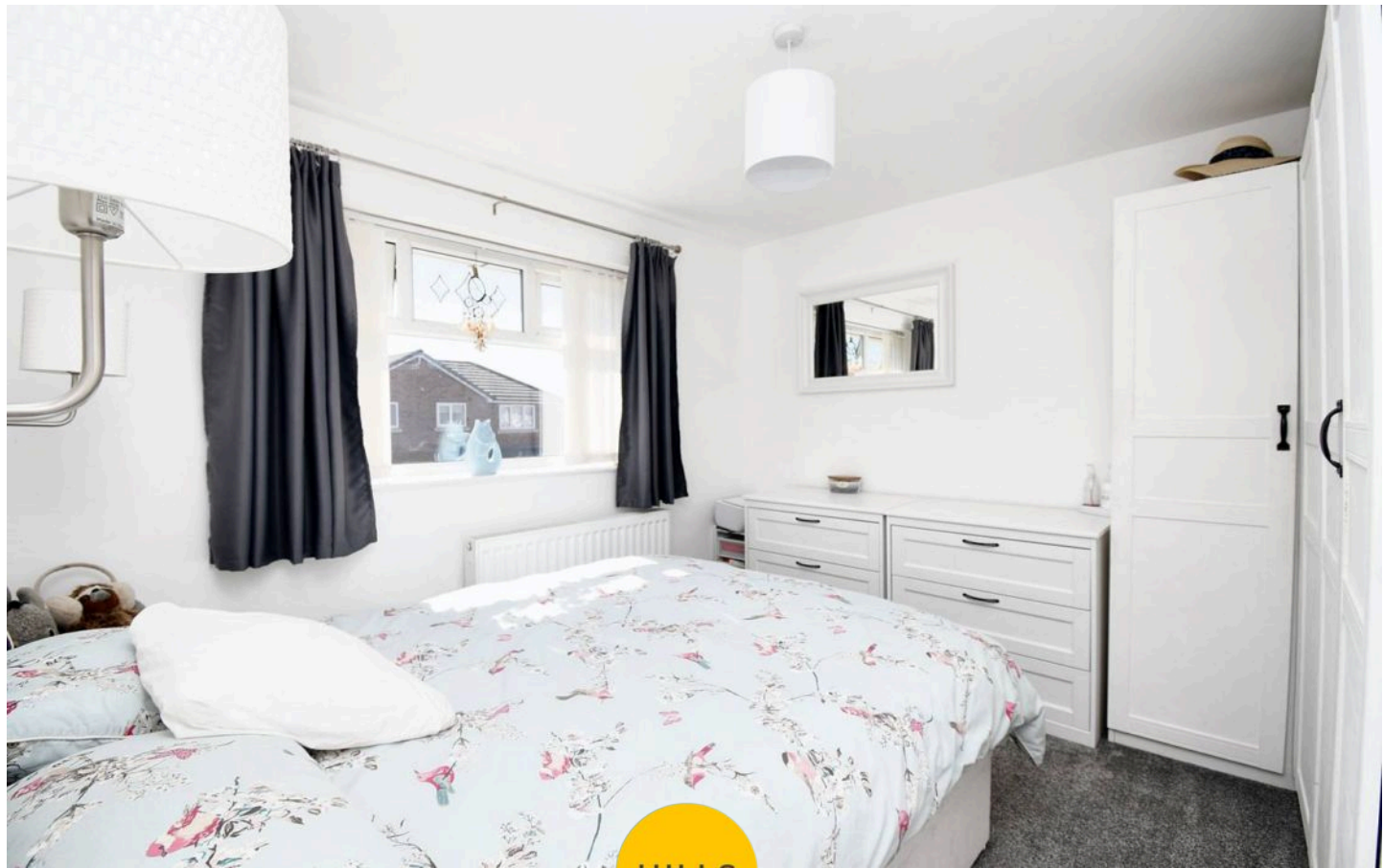
Bathroom

7' 7" x 5' 3" (2.31m x 1.60m)

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

External

To the rear of the property is a beautifully maintained garden with paved patio, lawn with planted borders, pergola, brick built shed and Indian stone paving. Side access.

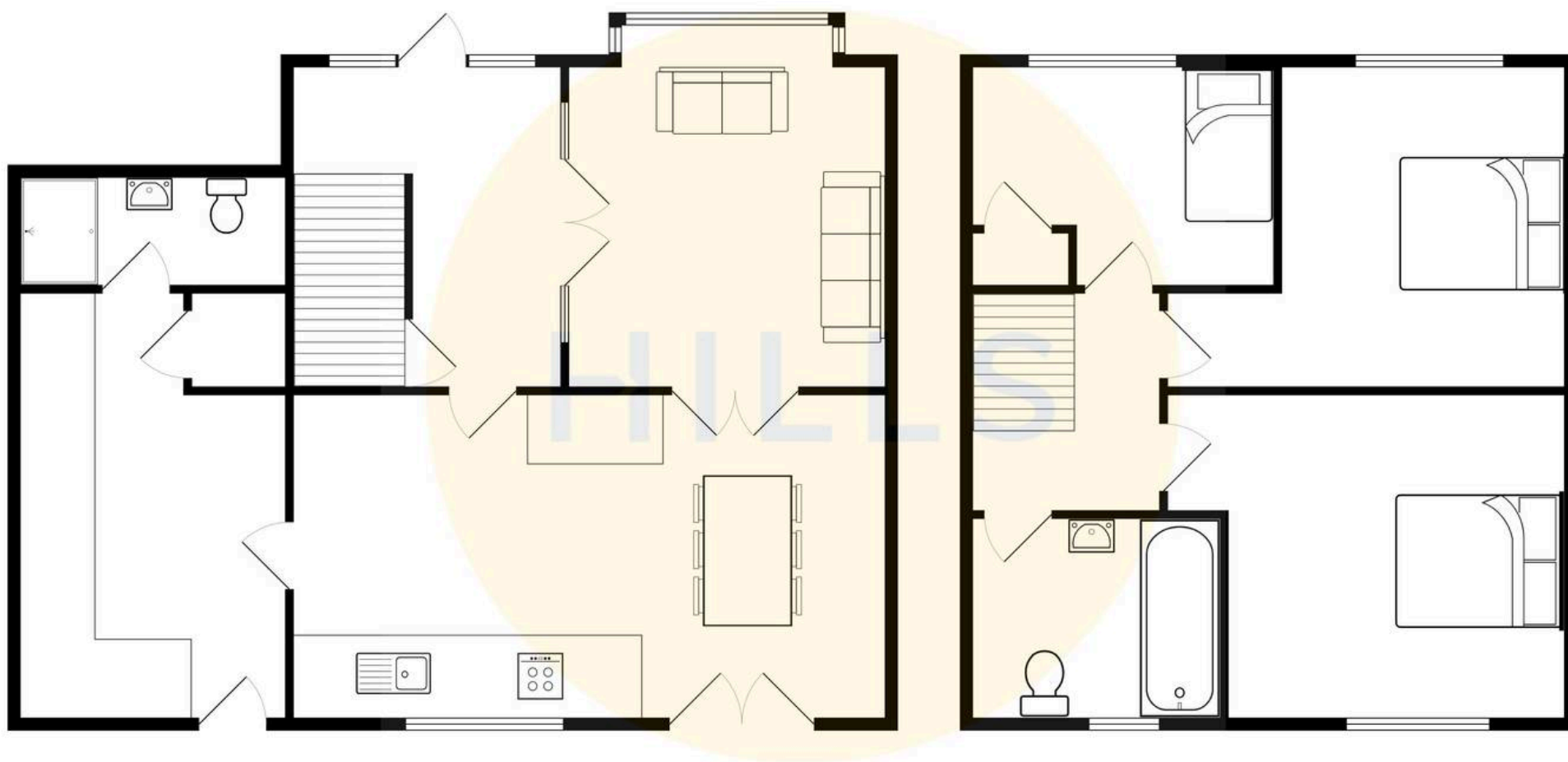


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