



Boscombe Avenue, Eccles

Manchester



£250,000

Boscombe Avenue

Eccles, Manchester

Charming three bed semi-detached house in sought-after area offering huge potential. Bright lounge with French doors to garden, fitted kitchen, three bedrooms, luxury family bathroom. Gated off-road parking, sun-drenched rear garden. Close to amenities, Trafford Centre, transport links. No chain. Ideal first time buy or family home.

Council Tax band: C

Tenure: Leasehold

- Perfectly Tucked away on a Cul De Sac in a Popular Residential Area with Huge Potential
- Spacious Bay Fronted Lounge with French Doors Opening in to the Rear Garden
- Fitted Kitchen & Dining Space
- Three Bedrooms
- Four Piece Family Bathroom with Corner Bath Tub
- Gated Off Road Parking with a Block Paved Drive
- Sizable Sun Drenched, Private Rear Garden Offering Further Development Potential which isn't Overlooked
- Excellently Located Regarding Amenities & Just a Short Walk to The Trafford Centre
- Fantastic Public Transport & Motorway Links Close By
- Three Bedroom Semi Detached Offered with No Onward Chain



Hallway

7' 7" x 6' 7" (2.31m x 2.00m)

A welcoming hallway featuring ceiling light point, metres and wall - mounted radiator. Fitted with carpet flooring.

Storage Cupboard

7' 9" x 2' 1" (2.35m x 0.64m)

Featuring ceiling light point. Fitted with carpet flooring.

Lounge

11' 1" x 18' 1" (3.38m x 5.51m)

Featuring three ceiling light points, single glazed bay window and wall - mounted radiator. Complete with a fireplace and patio doors. Fitted with carpet flooring.

Kitchen

7' 7" x 15' 1" (2.30m x 4.60m)

Featuring complementary wall and base units with stainless steel sink, extractor fan and cooker. Space for dishwasher, washing machine, fridge freezer. Complete with two ceiling light points, wall - mounted radiator, single glazed window, boiler. Fitted with part tiled splash back, laminate flooring and walls.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

9' 0" x 10' 4" (2.75m x 3.15m)

Featuring ceiling light point, single glazed bay window. Fitted with carpet flooring.

Bedroom Two

7' 10" x 10' 11" (2.40m x 3.34m)

Featuring ceiling light point, single glazed window, wall - mounted radiator. Fitted with carpet flooring.

Bedroom Three

6' 11" x 8' 6" (2.10m x 2.59m)

Featuring ceiling light point, single glazed window, wall - mounted radiator. Fitted with carpet flooring.



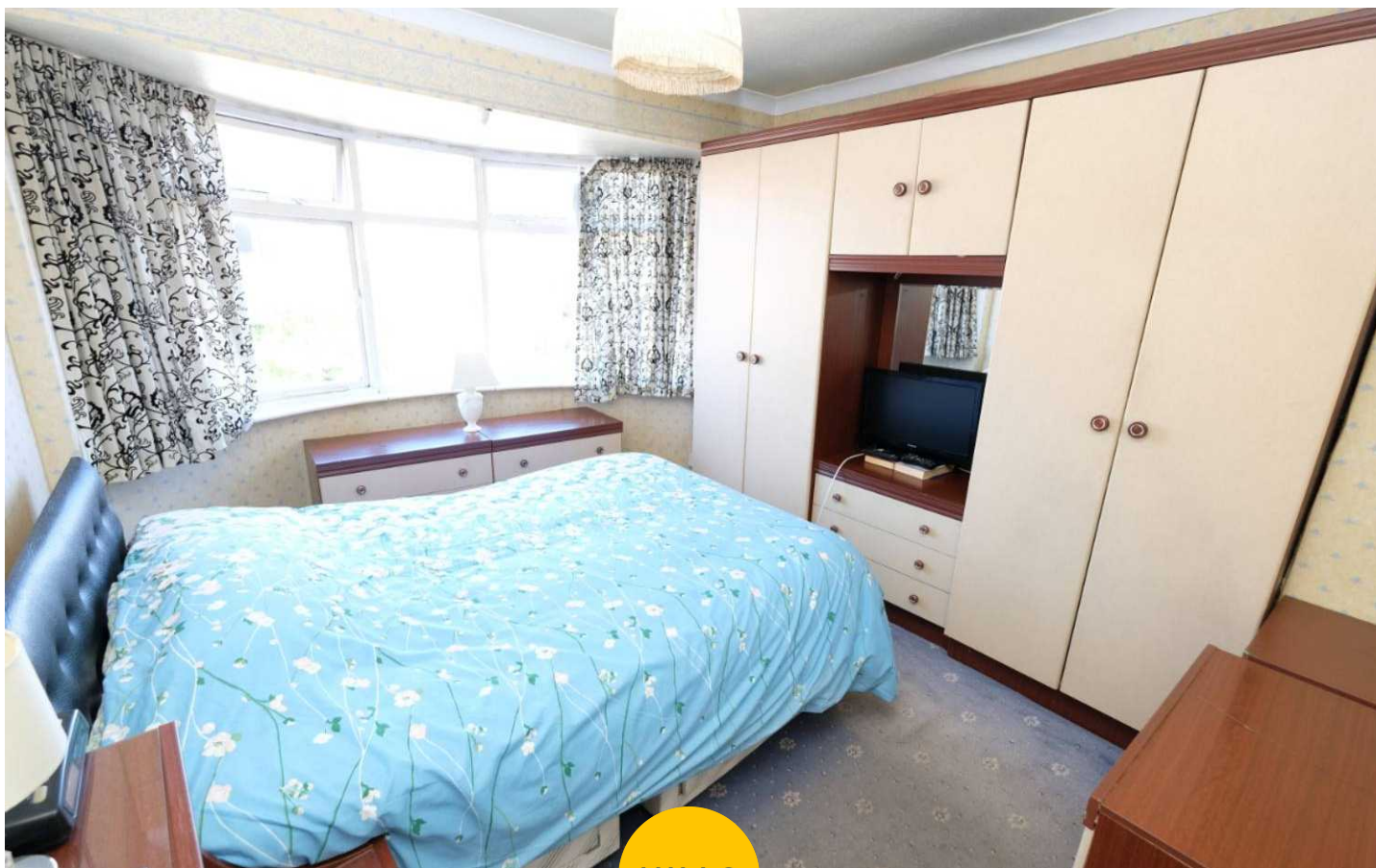
Bathroom

7' 5" x 7' 8" (2.25m x 2.33m)

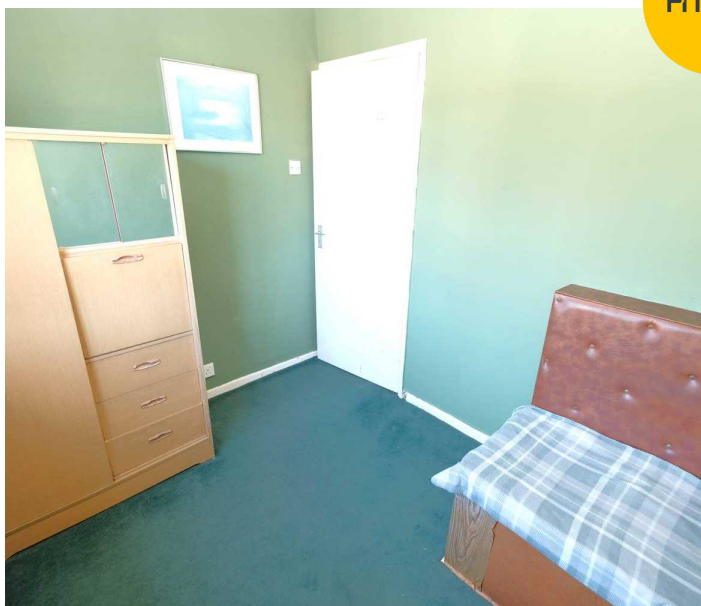
Featuring four piece suite including w/c, hand wash basin, bath and shower. Complete with ceiling light point, wall - mounted radiator and hand towel rail. Fitted with carpet flooring.

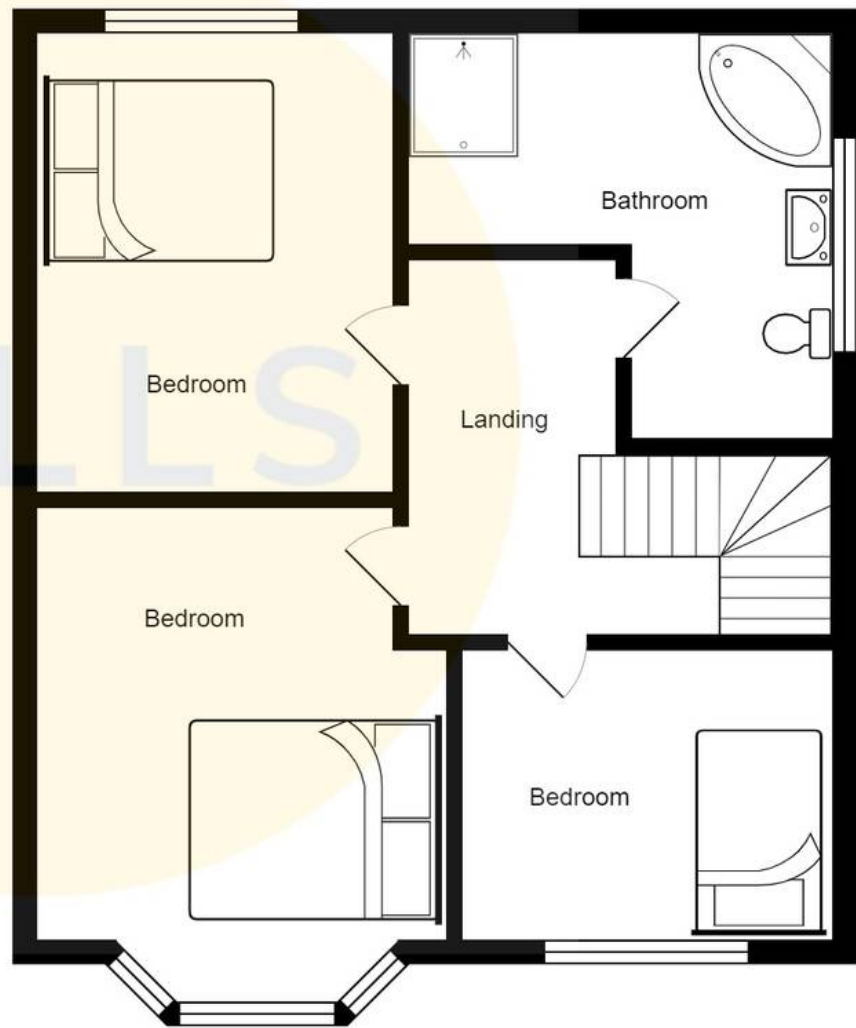
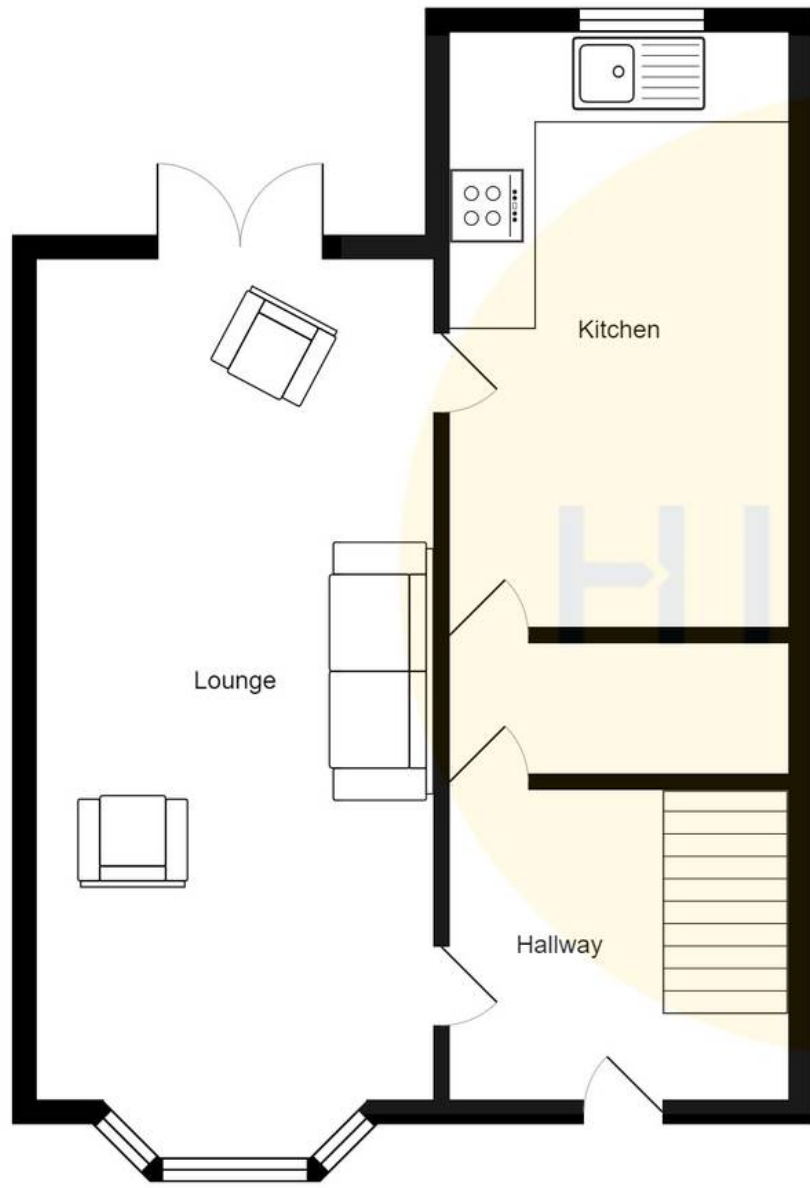
External

To the front of the property is parking for multiple cars. To the rear of the property is an extensive, private, sun drenched garden which isn't overlooked.



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