



Millbrooke
ESTATE AGENTS

15 Orchard House, 318 Ellenbrook Road

In Excess of £350,000

15 Orchard House

, Manchester

Millbrooke Estate Agents are delighted to offer for sale this incredible converted property at Orchard House, Boothstown. Originally the Mines Rescue Station built in 1933 and a grade II listed building, the house is packed with character, charm and beautifully styled throughout.

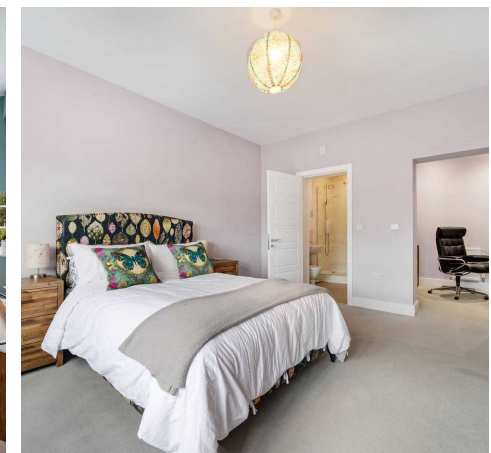
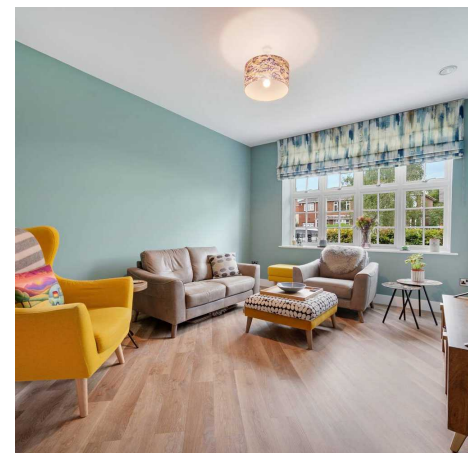
Council Tax band: C

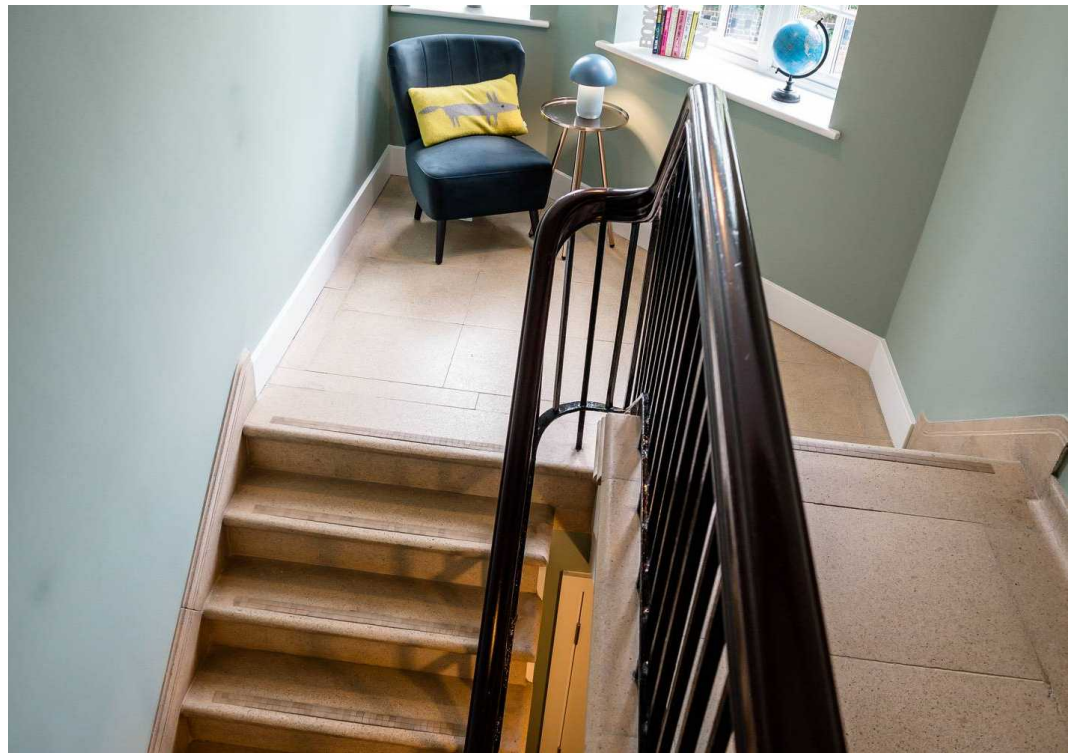
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain!
- Converted Miners Rescue Station
- Picturesque Conservation Area
- Beautiful Attention to Detail
- Immaculately Presented Throughout
- Excellent Transport Links
- Many Local Amenities Nearby
- Double Glazed and Fully Alarmed
- Character Property
- Grade II Listed



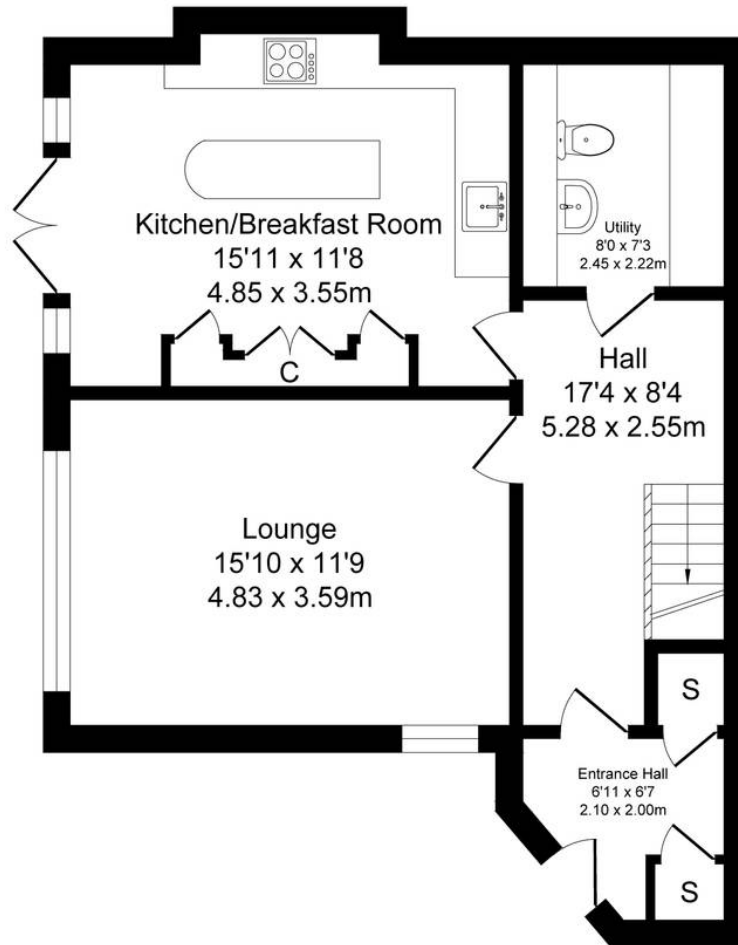




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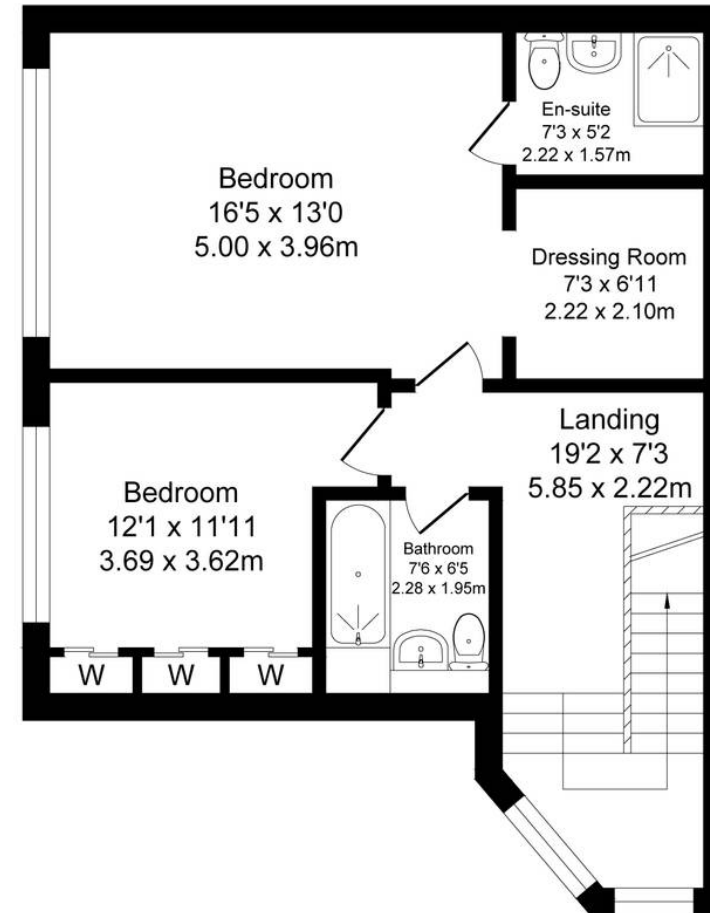
Total Approx. Floor Area 1226 Sq.ft. (113.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 617 Sq.Ft (57.3 Sq.M.)



First Floor

Approx. Floor Area 609 Sq.Ft (56.6 Sq.M.)



Millbrooke Estate Agents

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