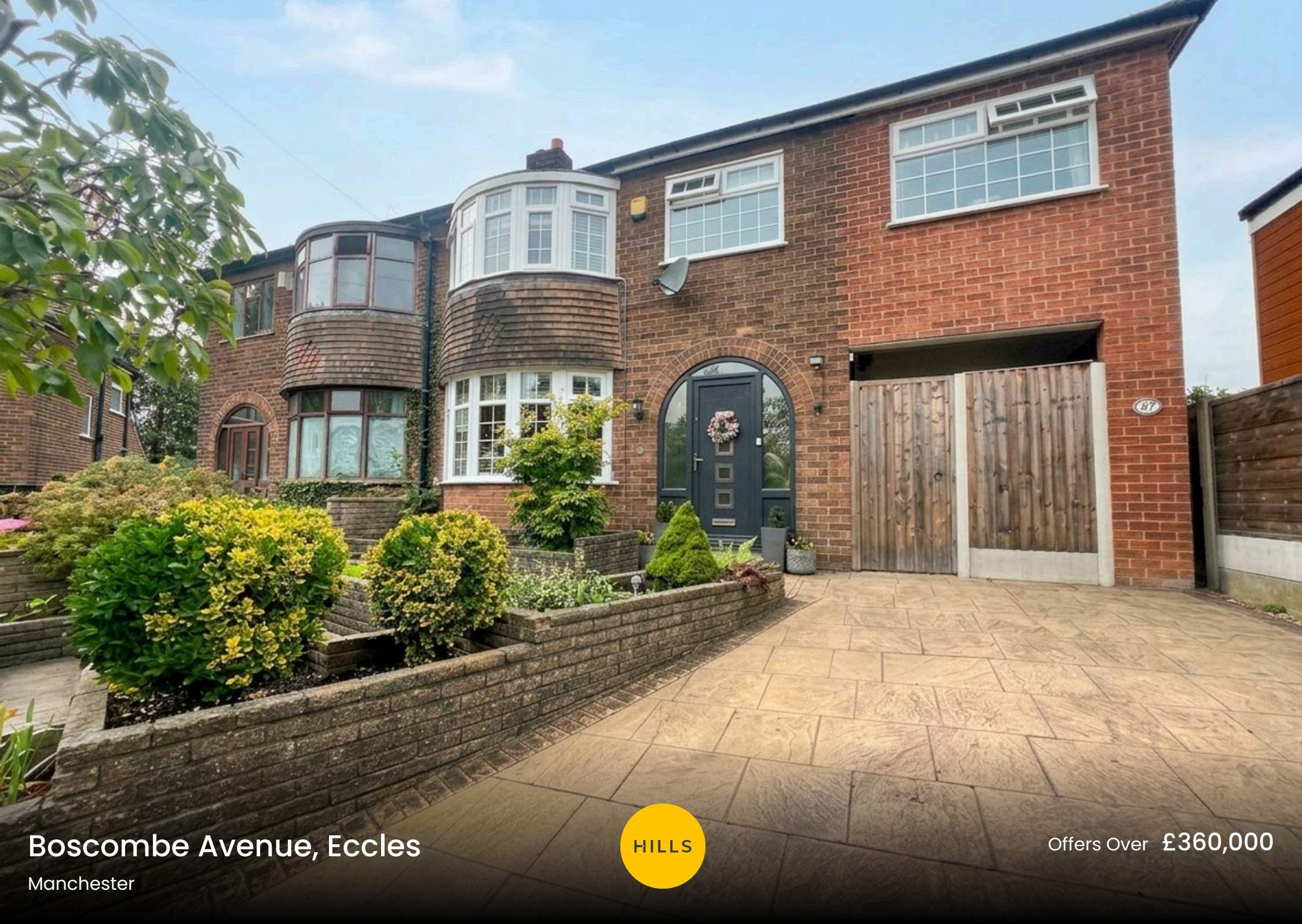




Boscombe Avenue, Eccles

Manchester



Offers Over £360,000

Boscombe Avenue

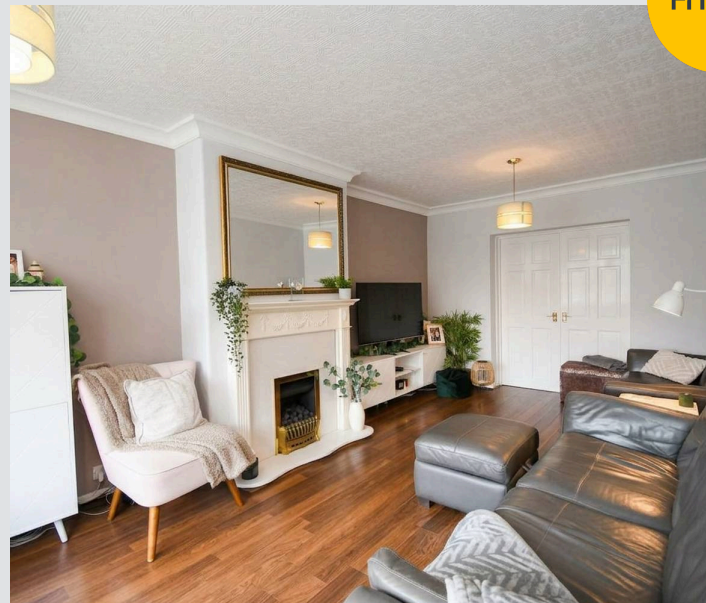
Eccles, Manchester

Spacious four-bed semi in quiet cul de sac, extended and well presented. Features two receptions, modern kitchen, luxury bathroom, off-road parking, and superb access to schools and transport.

Council Tax band: D

Tenure: Leasehold

- Extensively Extended Family Home Located at the Bottom of a Cul de Sac
- Fabulous Bay Fronted Family Lounge (approx 20ft)
- Quality Fitted Kitchen with Integrated Appliances and Utility Space
- Four Generously Sized Bedrooms
- Stunning Four Piece Bathroom Suite with Freestanding Tub
- Private Garden to the Rear with Seating Area, Summer House and Detached Garage
- Off Road Parking to the Front
- Surrounded by Excellent Local Amenities Including Shops, Schools and Brilliant Transport Links



Entrance Hallway

7' 10" x 7' 7" (2.40m x 2.30m)

Lounge

22' 0" x 10' 10" (6.70m x 3.30m)

Kitchen

13' 9" x 7' 3" (4.20m x 2.20m)

Reception Two

13' 5" x 9' 10" (4.10m x 3.00m)

Utility Room

8' 10" x 8' 2" (2.70m x 2.50m)

Landing**Bedroom One**

13' 9" x 7' 10" (4.20m x 2.40m)

Bedroom Two

12' 10" x 10' 2" (3.90m x 3.10m)

Bedroom Three

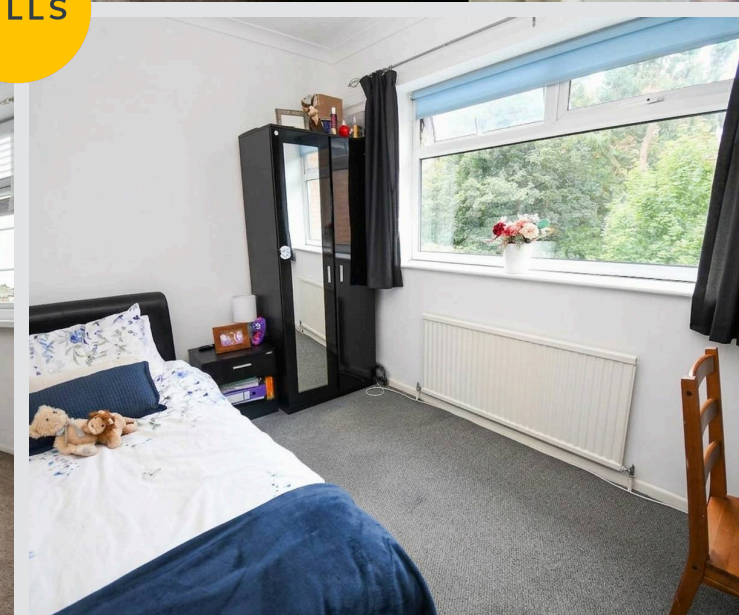
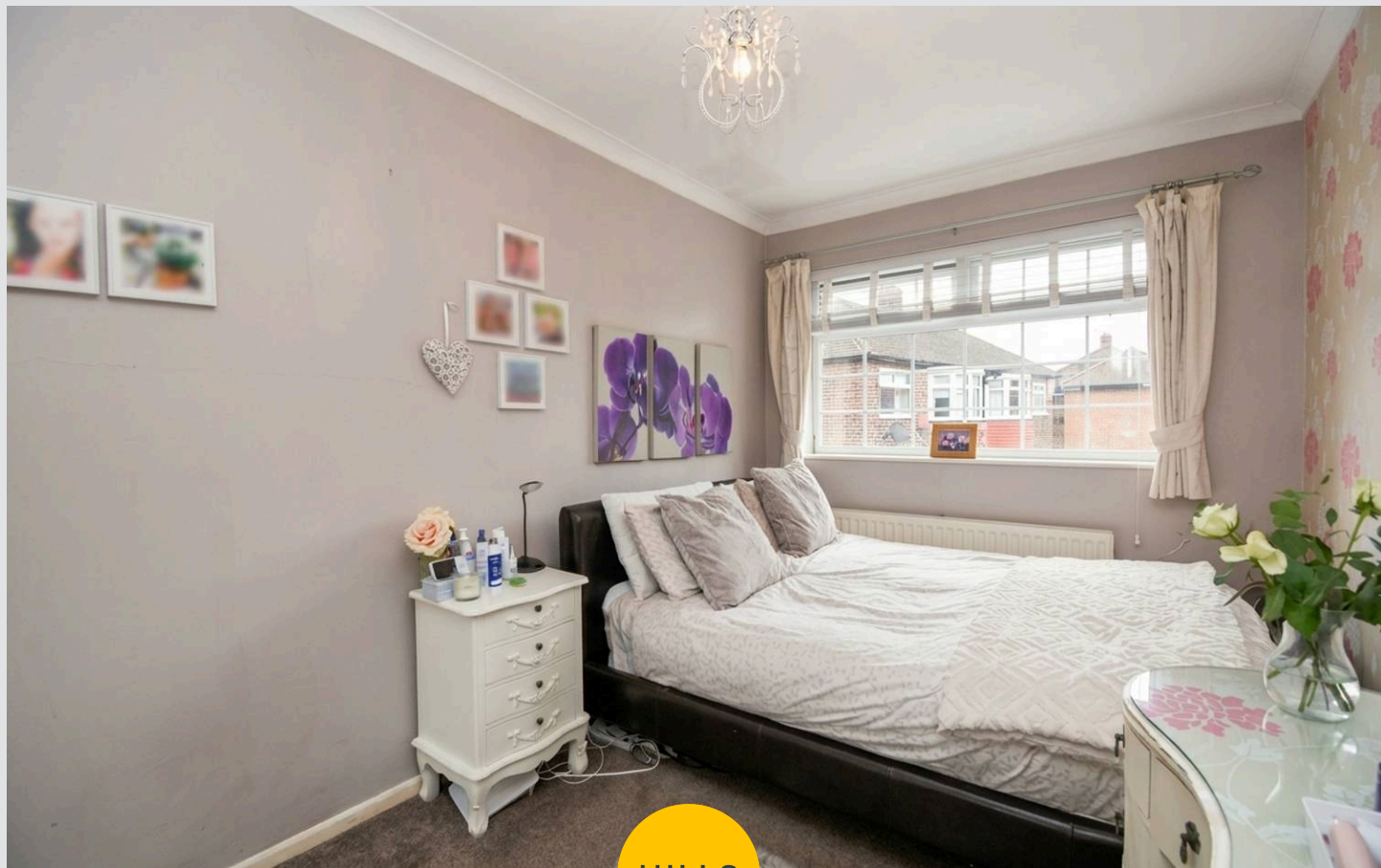
10' 10" x 7' 10" (3.30m x 2.40m)

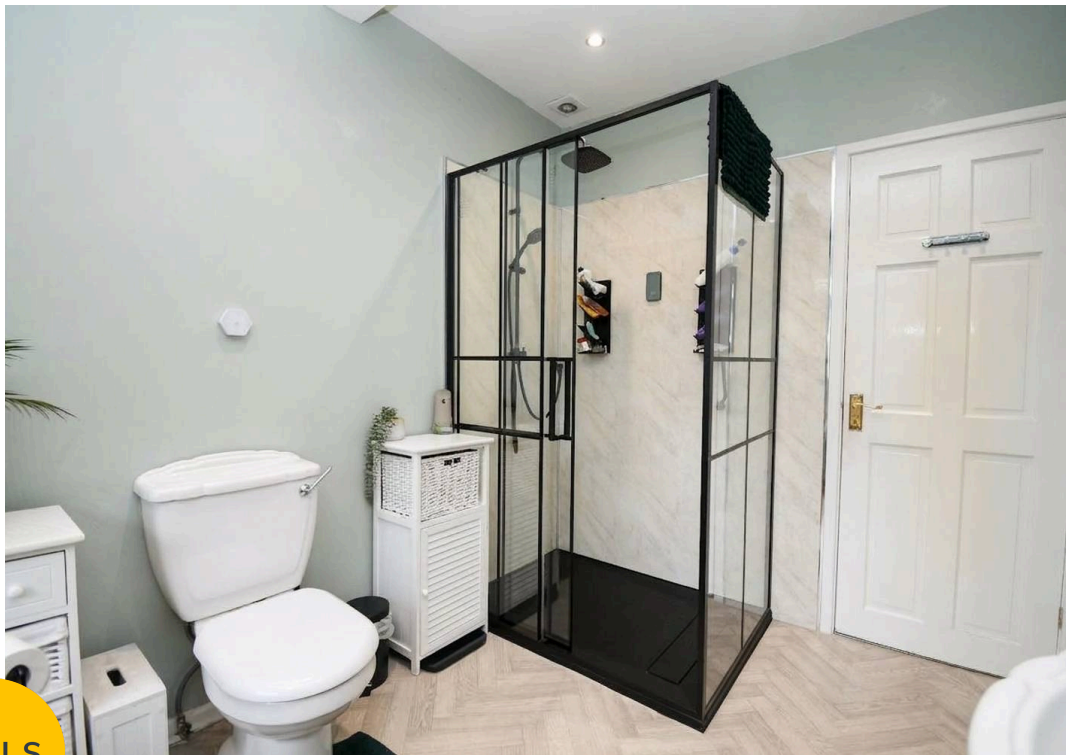
Bedroom Four

8' 2" x 6' 11" (2.50m x 2.10m)

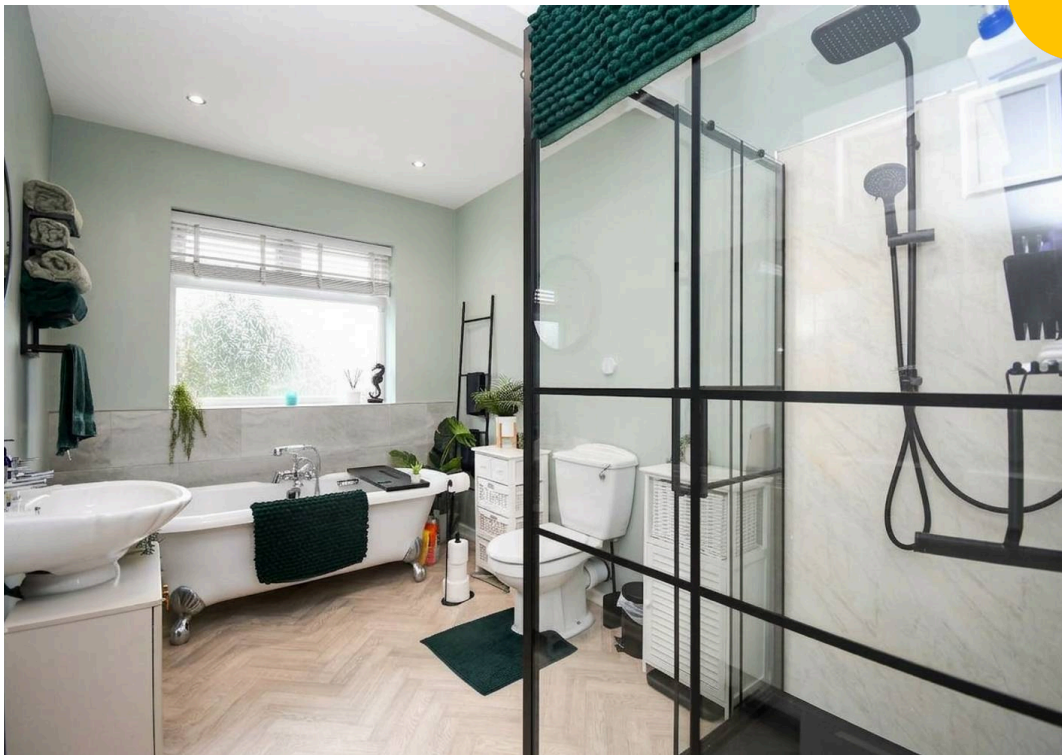
Bathroom

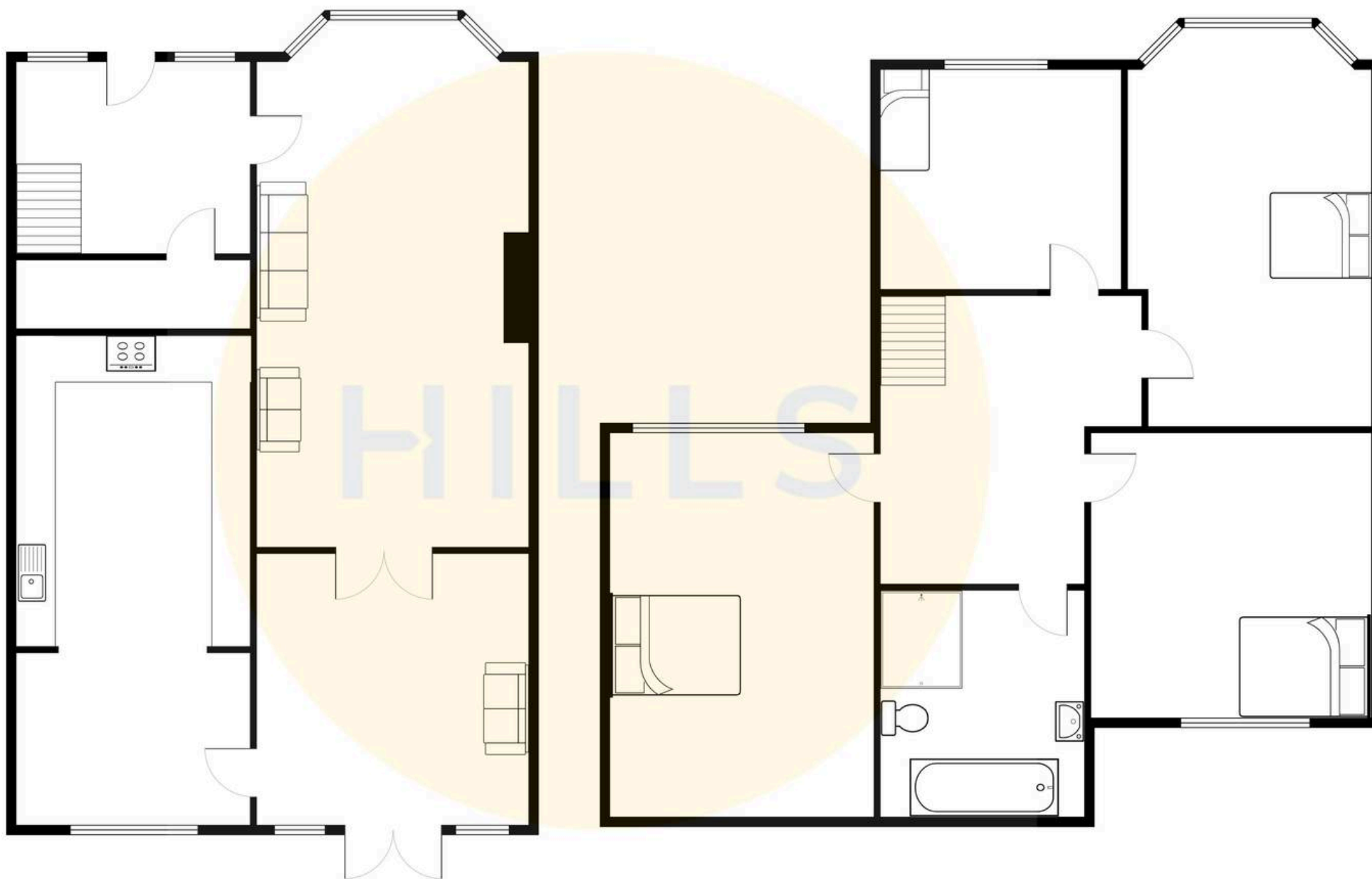
11' 2" x 7' 3" (3.40m x 2.20m)





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.