



Blandford Road, Eccles

Manchester



Offers Over £300,000

Blandford Road

Eccles, Manchester

Council Tax band: C

Tenure: Leasehold

- STUNNING Extended Three Bedroom Semi Detached Home
- 24FT Living/Diner With Media Wall And Log Burner
- Off Road Parking and Large Low Maintenance Rear Garden
- Modern Open Plan Kitchen With Breakfast Bar
- Single Story Side Extension Currently Used As Fourth Bedroom
- Four Piece Bathroom Suite Fitted Last Year
- New Roof Fitted One Year Ago
- Located close to excellent schooling, good transport links and Monton Village
- Early viewing is essential!



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Entrance Hallway

Lounge/Diner (Reception Room One)

24' 2" x 10' 3" (7.36m x 3.12m)

Reception Room Two

15' 0" x 6' 10" (4.57m x 2.09m)

Kitchen

15' 9" x 11' 1" (4.80m x 3.38m)

Conservatory

11' 7" x 10' 4" (3.52m x 3.15m)

Landing

Bedroom One

13' 2" x 9' 11" (4.02m x 3.02m)

Bedroom Two

12' 4" x 10' 1" (3.77m x 3.07m)

Bedroom Three

7' 4" x 7' 0" (2.24m x 2.13m)

Bathroom

8' 3" x 7' 5" (2.52m x 2.25m)



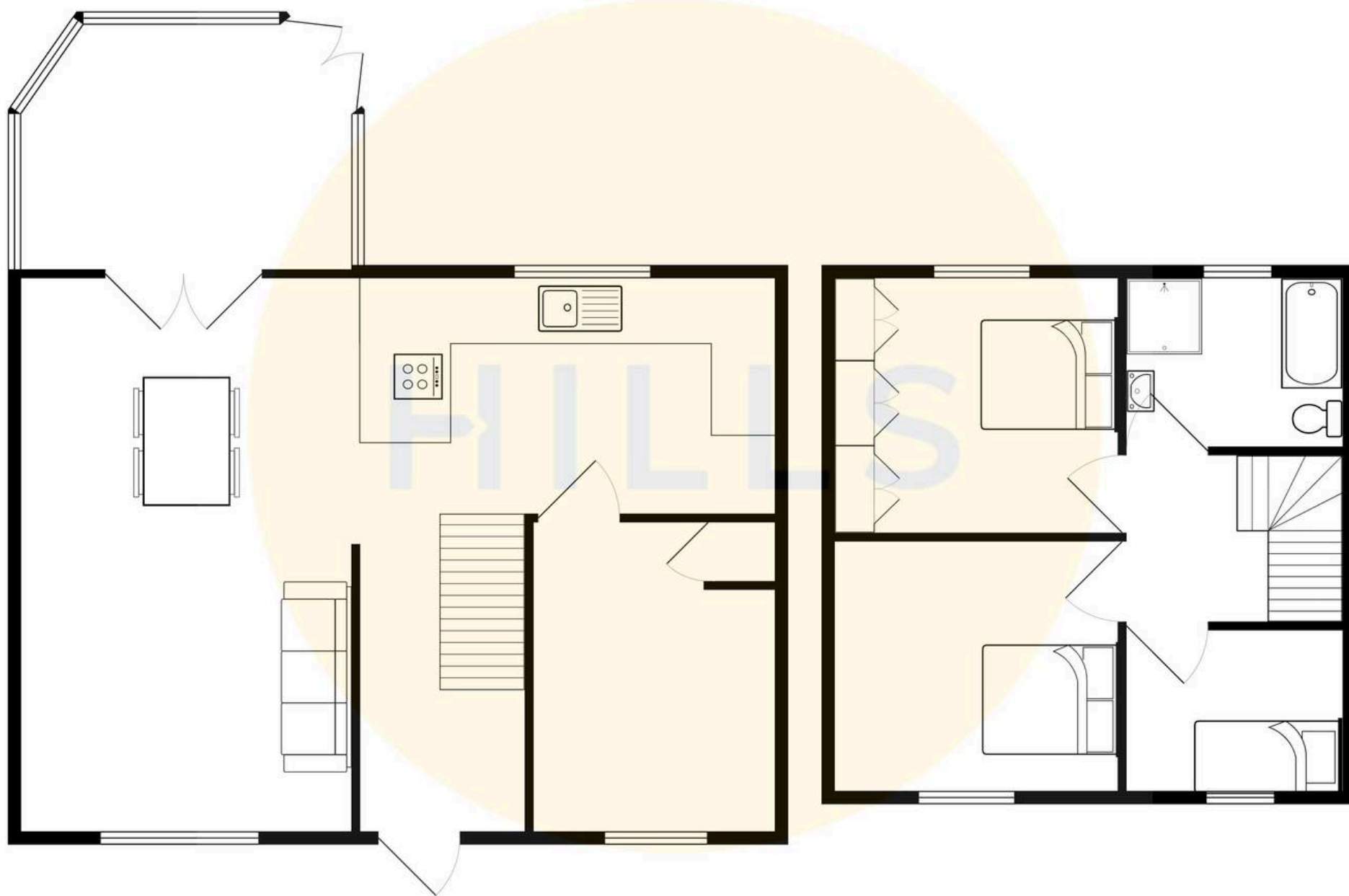
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per 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.