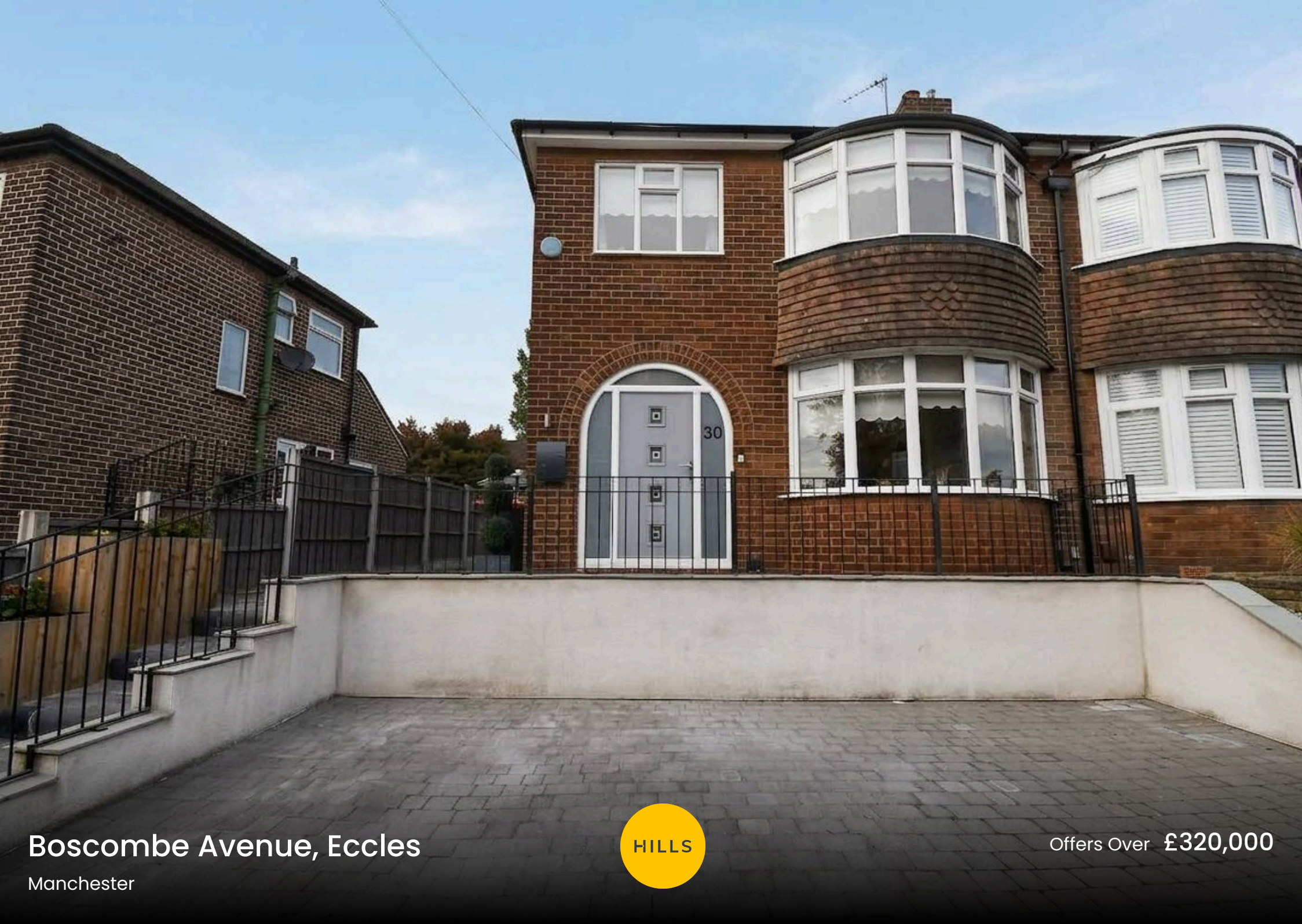




Boscombe Avenue, Eccles

Manchester



Offers Over £320,000

Boscombe Avenue

Eccles, Manchester

Beautifully renovated, extended three-bed semi in a quiet cul de sac. Modern kitchen, spacious lounge, dining area, garden, off-road parking, great schools, and excellent transport links. Move-in ready.
Council Tax band: C

Tenure: Leasehold

- The Perfect First Time Buy or Family Home, Beautifully Presented Throughout and Benefitting from a Full Renovation back in 2020
- Three Bedroom, Extended Semi Detached Property Located on a Lovely Quiet Cul De Sac
- Bay Fronted 20 ft Family Lounge with Bespoke Cabinetry
- Formal Dining Space with Bi Folding Doors Opening on to the Rear Garden
- Stunning, Timeless Shaker Style Kitchen with Integrated Appliances
- Three Bedrooms, Box Room Complete with Fitted Wardrobe and Bespoke Storage
- Contemporary Three Piece Bathroom Suite with Shower over the Tub
- Off Road Parking to the Front and Low Maintenance Rear Garden and Shed Complete with Power
- Falls Perfectly Within Catchment for Sought After Schooling
- Well Served by Local Amenities & Brilliant Transport Links



Entrance Hall

8' 6" x 7' 7" (2.60m x 2.30m)

Kitchen

14' 1" x 7' 3" (4.30m x 2.20m)

Lounge

18' 1" x 10' 10" (5.50m x 3.30m)

Dining Room

9' 10" x 8' 2" (3.00m x 2.50m)

Bedroom One

12' 2" x 10' 2" (3.70m x 3.10m)

Bedroom Two

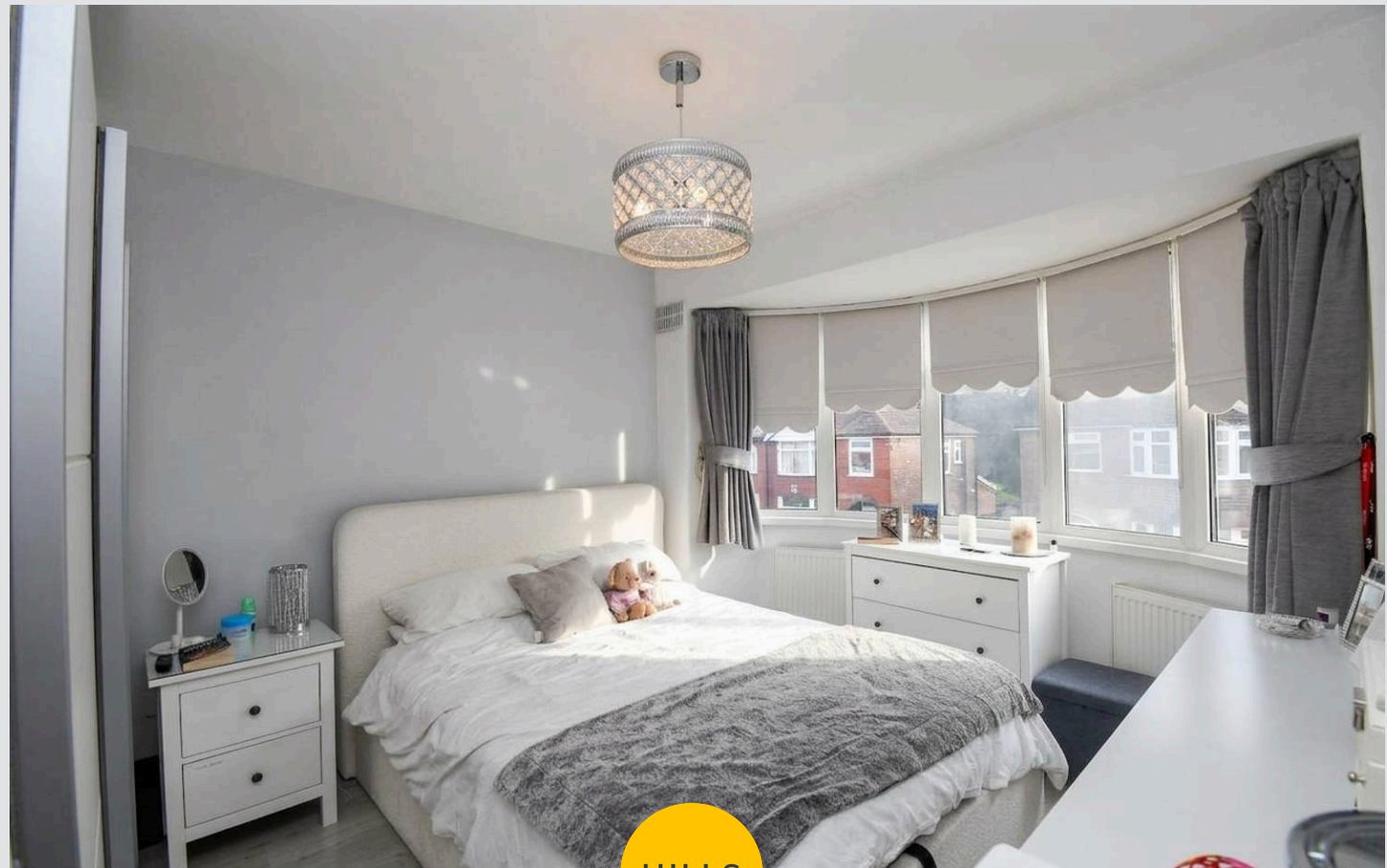
10' 10" x 7' 10" (3.30m x 2.40m)

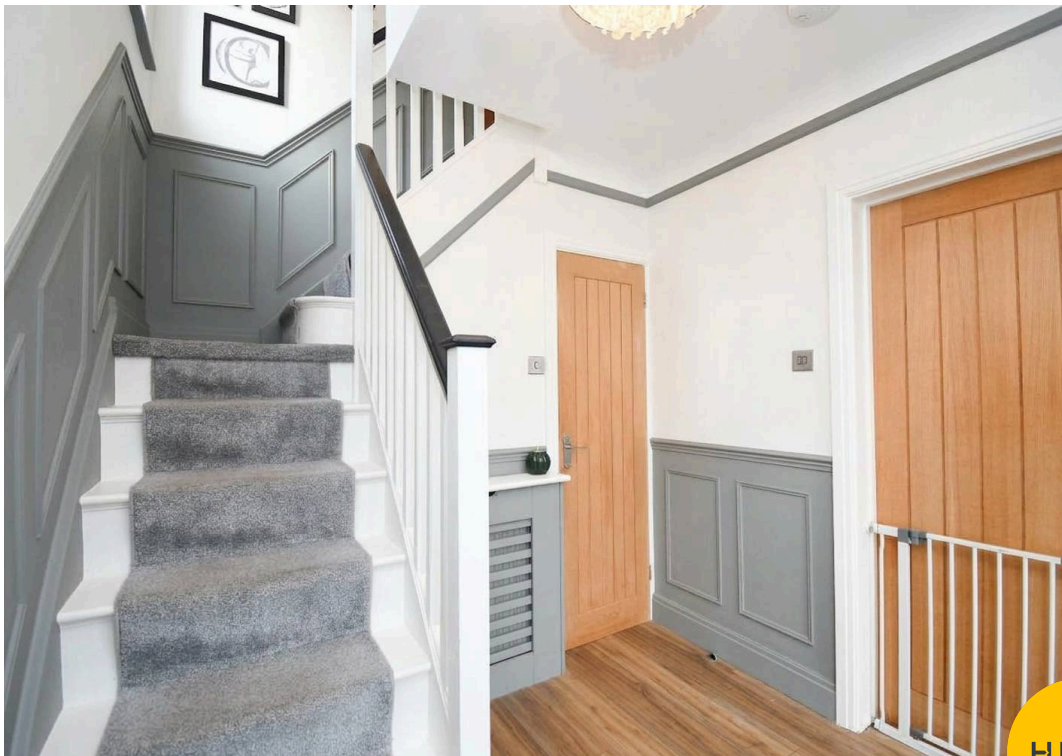
Bedroom Three

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

Bathroom

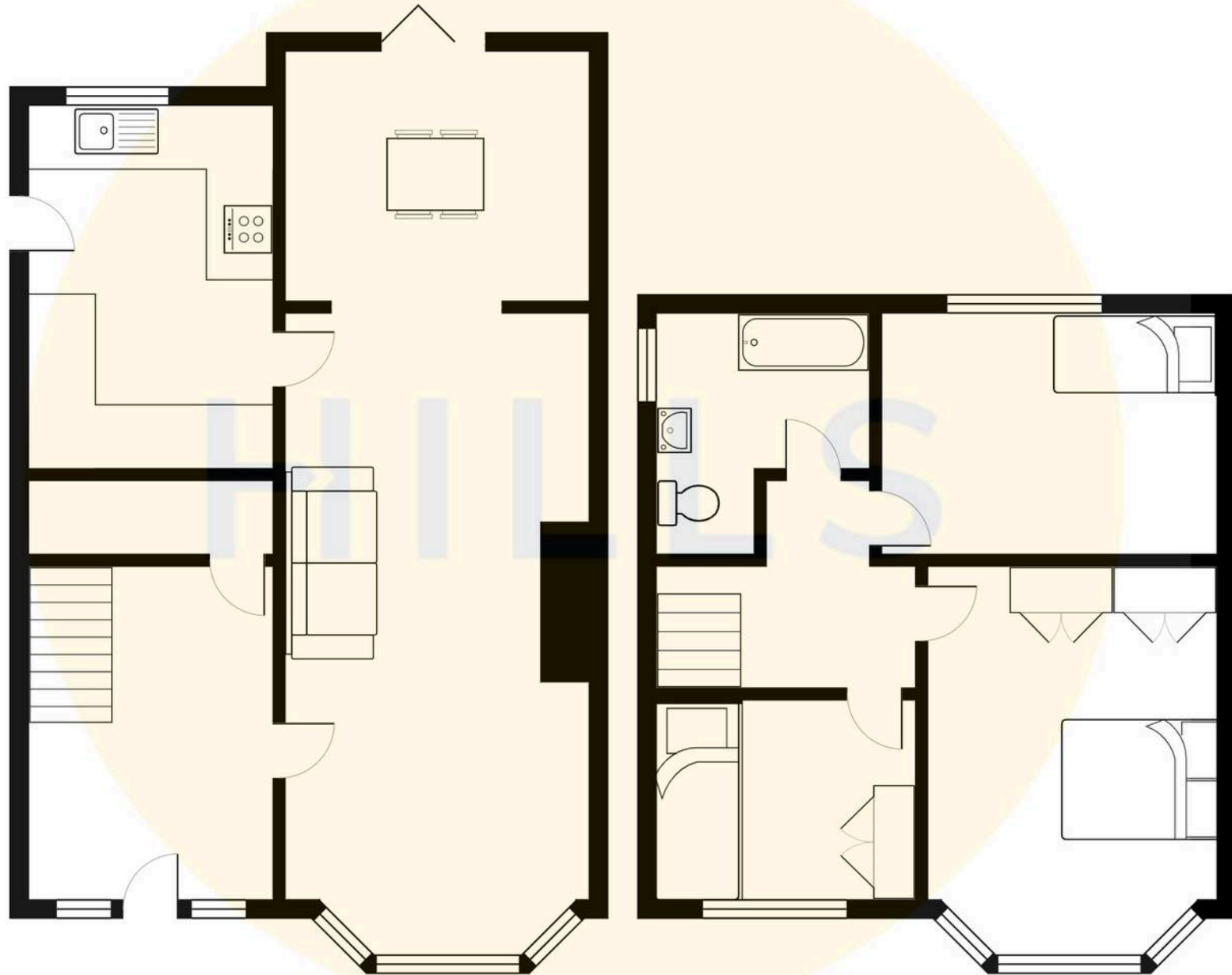
7' 3" x 7' 3" (2.20m x 2.20m)





HILLS







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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.