



Boscombe Avenue, Eccles

Manchester

HILLS

Offers Over £370,000

Boscombe Avenue

Eccles, Manchester

Council Tax band: C

Tenure: Freehold

- Perfect Family Home!
- Double Story Extended Four Bedroom Semi Detached Home
- Off Road Parking
- Large Private Rear Garden
- Stylish Open Plan 20FT Kitchen/Diner
- Four Generously Sized Bedrooms
- Ensuite To The Master Bedroom
- Additional Reception Room With Utility and Downstairs WC
- Excellently Located Close to Brilliant Local Amenities & Well Served by Public Transport & Motorway Links
- Within Catchment for Highly Sought After Schools



Entrance Hallway

Reception Room One

14' 5" x 10' 6" (4.40m x 3.20m)

Reception Room Two

15' 5" x 9' 2" (4.70m x 2.80m)

Kitchen/Diner

20' 4" x 10' 6" (6.20m x 3.20m)

Utility Room

6' 3" x 3' 11" (1.90m x 1.20m)

Downstairs WC

3' 11" x 2' 11" (1.20m x 0.90m)

Landing

Bedroom One

17' 5" x 9' 6" (5.30m x 2.90m)

Ensuite

9' 6" x 2' 11" (2.90m x 0.90m)

Bedroom Two

12' 2" x 10' 10" (3.70m x 3.30m)

Bedroom Three

11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom Four

9' 6" x 7' 3" (2.90m x 2.20m)

Bathroom

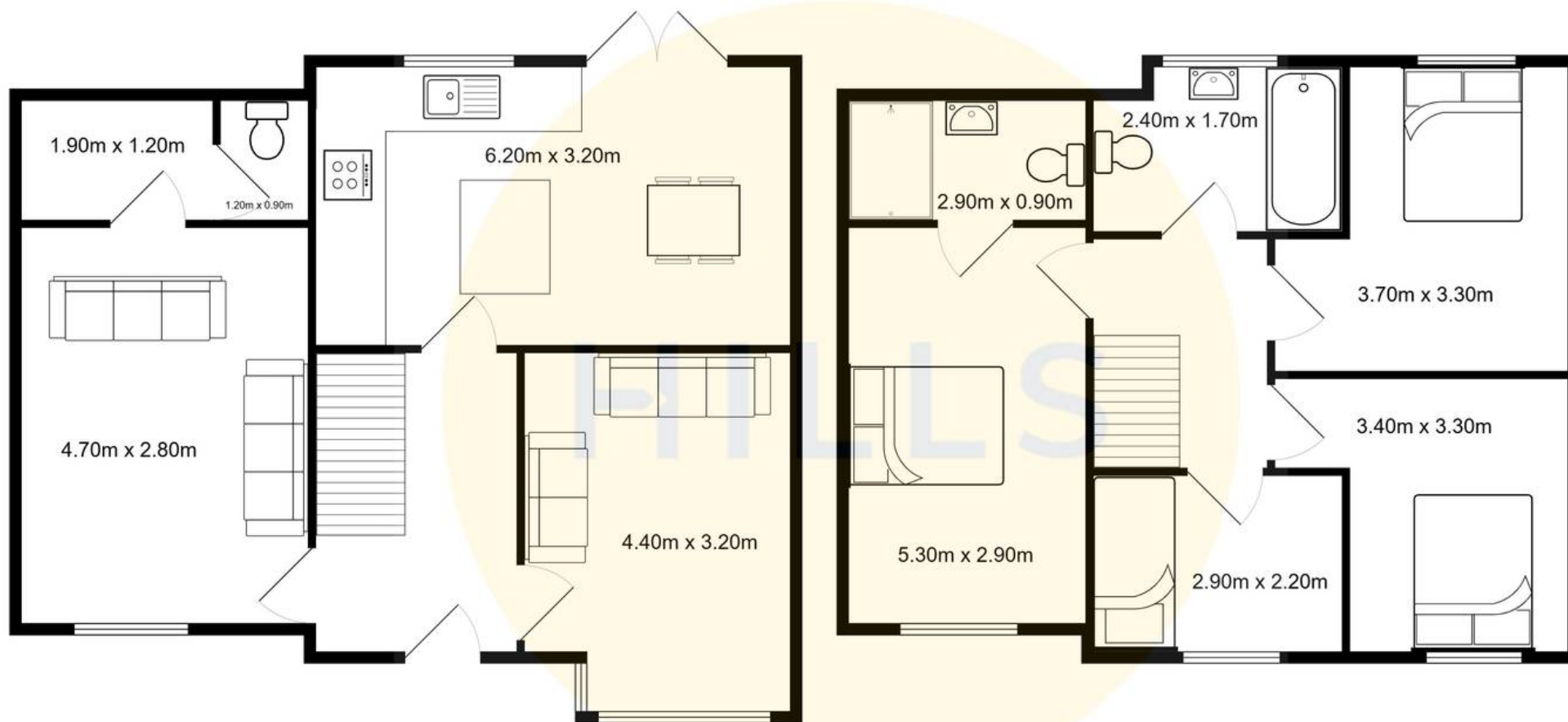
7' 10" x 5' 7" (2.40m x 1.70m)





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.