



**Boscombe Avenue, Eccles**

Manchester



In Excess of **£250,000**

# Boscombe Avenue

Eccles, Manchester

Charming three bed semi-detached house in sought-after area. Bright lounge with French doors to garden, fitted kitchen, three bedrooms, luxury family bathroom. Gated off-road parking, sun-drenched rear garden. Close to amenities, Trafford Centre, transport links. No chain. Ideal first time buy or family home.

Council Tax band: C

Tenure: Leasehold

- Perfectly Tucked away on a Cul De Sac in a Popular Residential Area
- Spacious Bay Fronted Lounge with French Doors Opening in to the Rear Garden
- Fitted Kitchen & Dining Space
- Three Bedrooms
- Four Piece Family Bathroom with Corner Bath Tub
- Gated Off Road Parking with a Block Paved Drive
- Sizable Sun Drenched, Private Rear Garden Offering Further Development Potential
- Excellently Located Regarding Amenities & Jut a Short Walk to The Trafford Centre
- Fantastic Public Transport & Motorway Links Close By
- Three Bedroom Semi Detached Offered with No Onward Chain



### Hallway

7' 7" x 6' 7" (2.31m x 2.00m)

A welcoming hallway featuring ceiling light point, metres and wall - mounted radiator. Fitted with carpet flooring.

### Storage Cupboard

7' 9" x 2' 1" (2.35m x 0.64m)

Featuring ceiling light point. Fitted with carpet flooring.

### Lounge

11' 1" x 18' 1" (3.38m x 5.51m)

Featuring three ceiling light points, single glazed bay window and wall - mounted radiator. Complete with a fireplace and patio doors. Fitted with carpet flooring.

### Kitchen

7' 7" x 15' 1" (2.30m x 4.60m)

Featuring complementary wall and base units with stainless steel sink, extractor fan and cooker. Space for dishwasher, washing machine, fridge freezer. Complete with two ceiling light points, wall - mounted radiator, single glazed window, boiler. Fitted with part tiled splash back, laminate flooring and walls.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

9' 0" x 10' 4" (2.75m x 3.15m)

Featuring ceiling light point, single glazed bay window. Fitted with carpet flooring.

### Bedroom Two

7' 10" x 10' 11" (2.40m x 3.34m)

Featuring ceiling light point, single glazed window, wall - mounted radiator. Fitted with carpet flooring.

### Bedroom Three

6' 11" x 8' 6" (2.10m x 2.59m)

Featuring ceiling light point, single glazed window, wall - mounted radiator. Fitted with carpet flooring.



HILLS



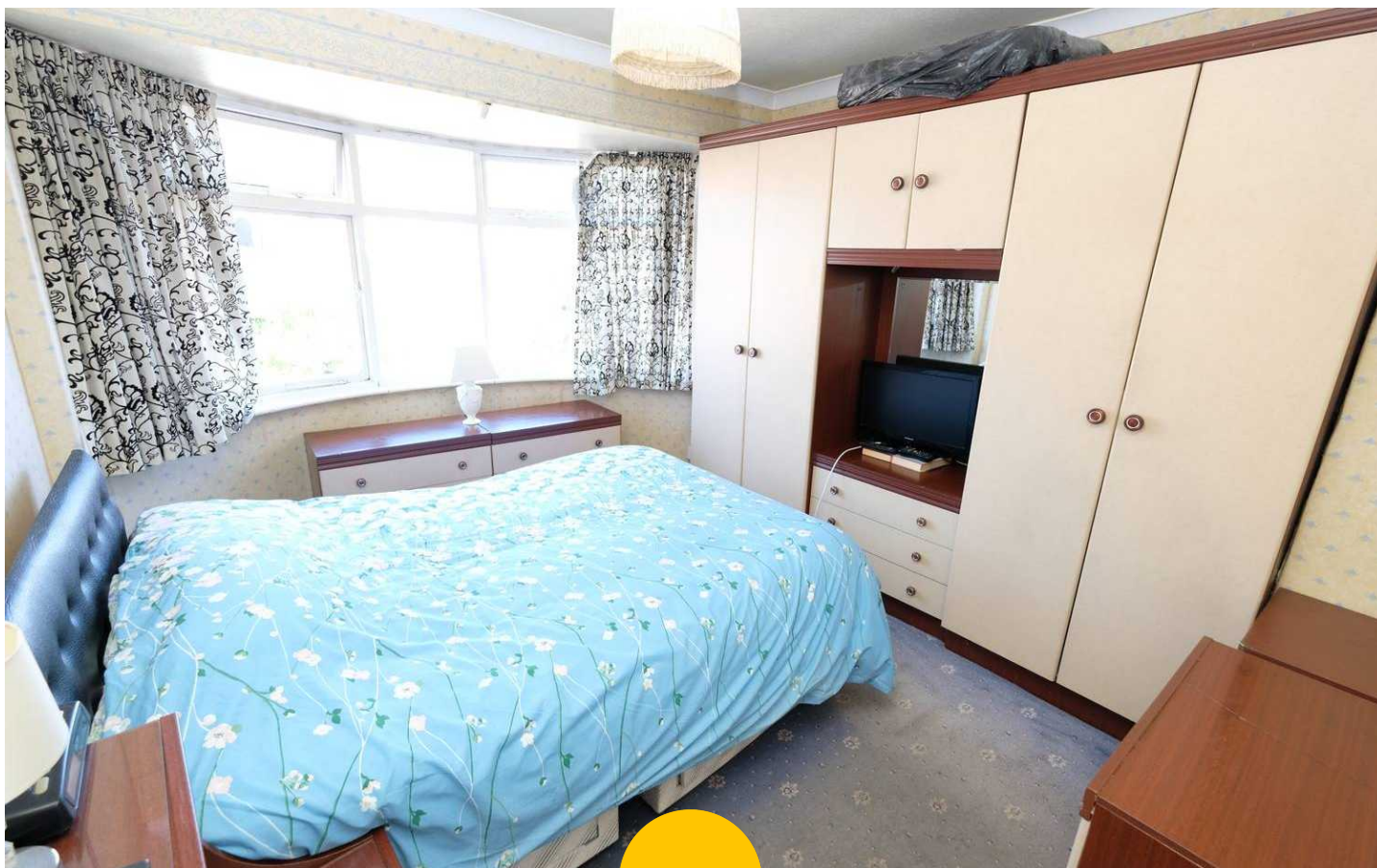
**Bathroom**

7' 5" x 7' 8" (2.25m x 2.33m)

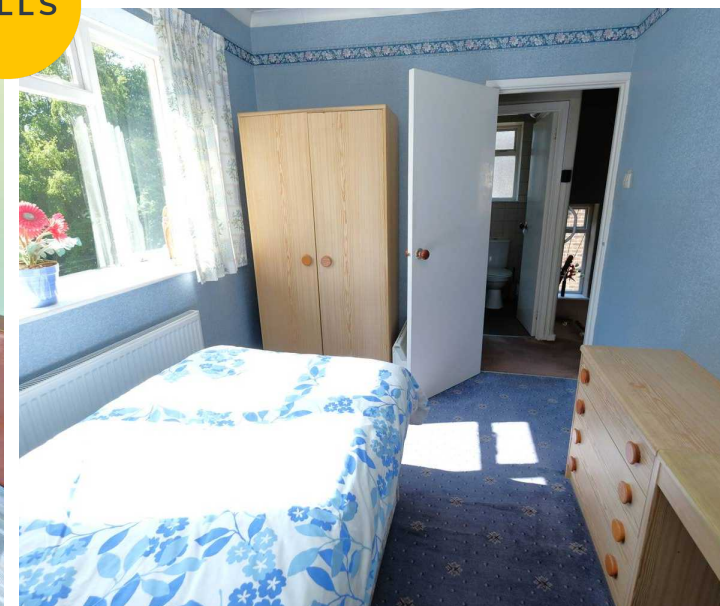
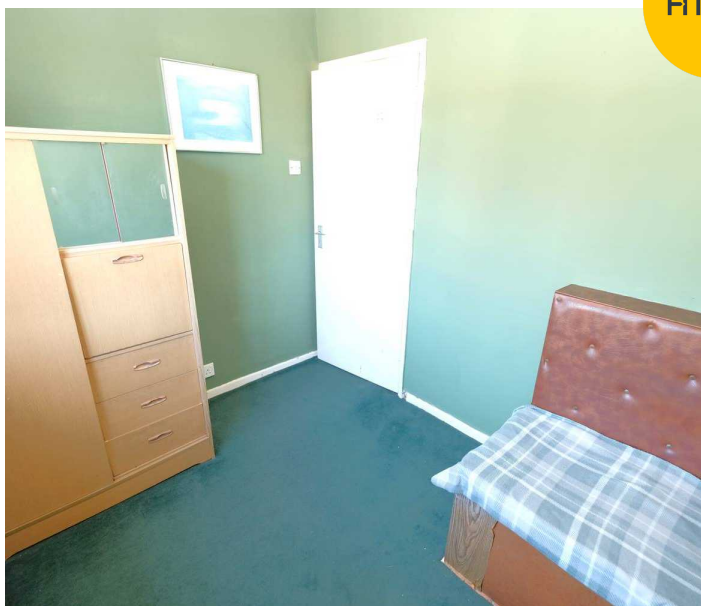
Featuring four piece suite including w/c, hand wash basin, bath and shower. Complete with ceiling light point, wall - mounted radiator and hand towel rail. Fitted with carpet flooring.

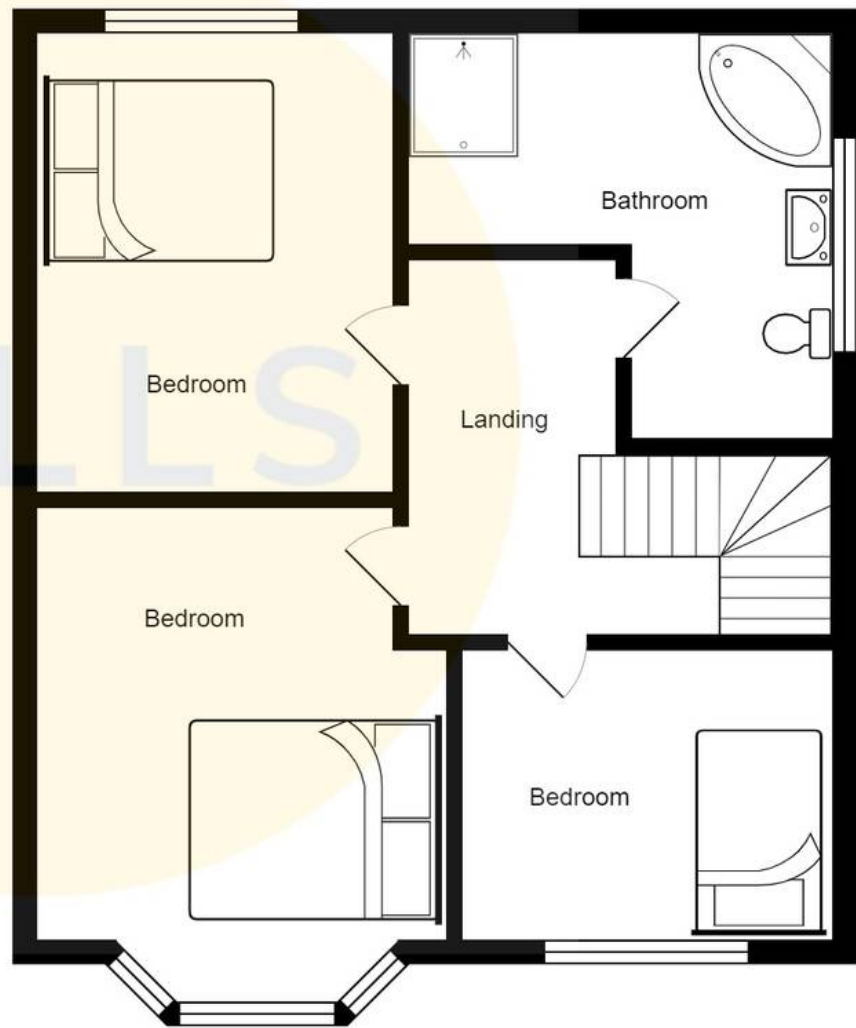
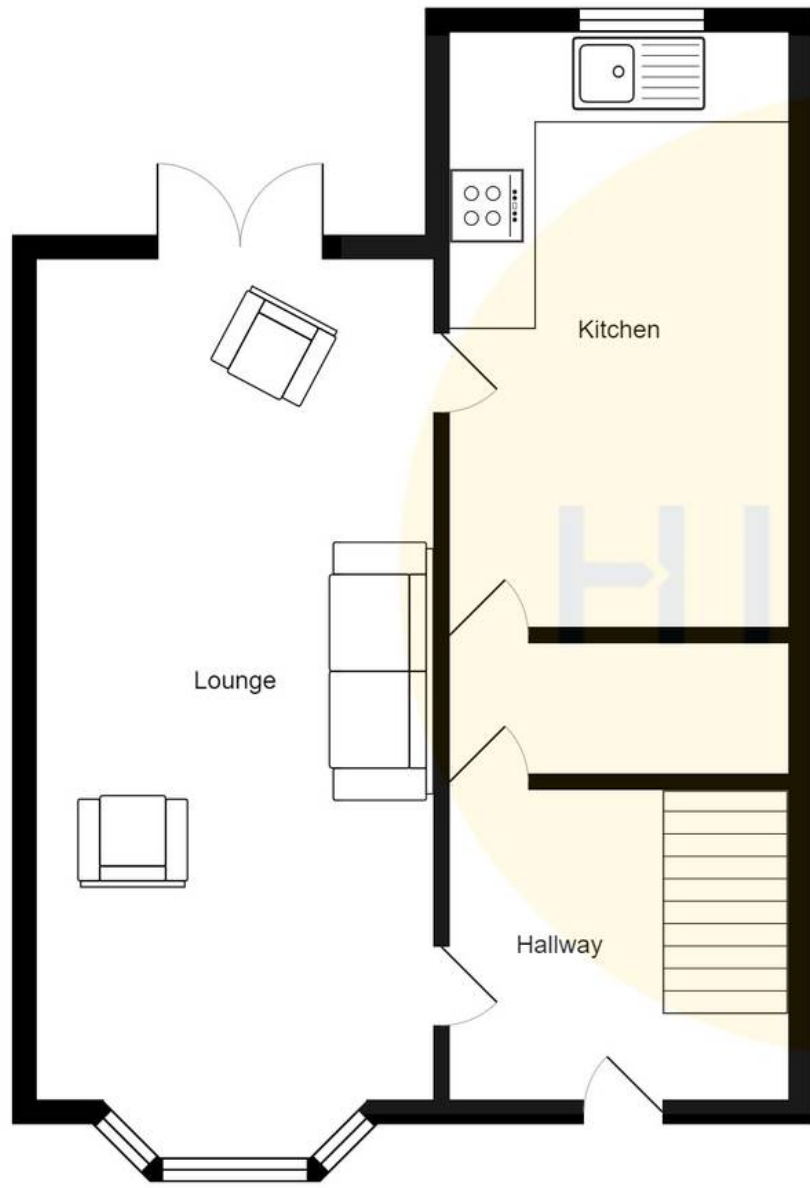
**External**

To the front of the property is parking for multiple cars. To the rear of the property is a low - maintenance garden.



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