

Boscombe Avenue, Eccles

Manchester



Offers in Region of **£270,000**

Boscombe Avenue

Eccles, Manchester

A well presented three bed semi-detached house in the sought-after Peel Green area. Large open plan living/dining room, spacious kitchen, peaceful bedrooms. Gated parking, detached garage, lovely well-maintained gardens. Ideal for first-time buyers or families.

Council Tax band: C

Tenure: Leasehold

- Tucked Away on a Quiet Cul De Sac within the Popular Peel Green Area
- Extended Three Bedroom Semi Detached Property
- Open Plan Lounge & Dining Room
- Spacious Fitted Kitchen
- Three Generous Bedrooms
- Gated Off Road Parking & Detached Garage
- Well Kept Front & Rear Gardens
- Perfect First Buy or Family Home



Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and understairs storage. Fitted with carpet flooring.

Reception Room One

19' 8" x 10' 9" (5.99m x 3.28m)

Featuring a gas fire. Complete with two ceiling light points, double glazed bay window and wall mounted radiator.

Fitted with carpet flooring.

Reception Room Two

9' 3" x 8' 5" (2.82m x 2.57m)

Complete with a ceiling light point, French doors and wall mounted radiator. Fitted with carpet flooring.

Kitchen

14' 0" x 8' 0" (4.27m x 2.44m)

Featuring complementary wall and base units with integral stainless steel sink, electric hob and oven. Integral fridge freezer and dishwasher. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with uPVC door, part tiled walls and laminate flooring.

Landing

Complete with a ceiling light point, double glazed window and carpet flooring. Loft access.

Bedroom One

12' 9" x 10' 2" (3.89m x 3.10m)

Featuring fitted wardrobes. Complete with a ceiling light point with fan, double glazed bay window and two wall mounted radiators. Fitted with carpet flooring.

Bedroom Two

10' 8" x 7' 9" (3.25m x 2.36m)

Featuring fitted wardrobes. Complete with a ceiling light point and fan, double glazed window and wall mounted radiator. Fitted with carpet flooring.



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Bedroom Three

8' 4" x 6' 8" (2.54m x 2.03m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

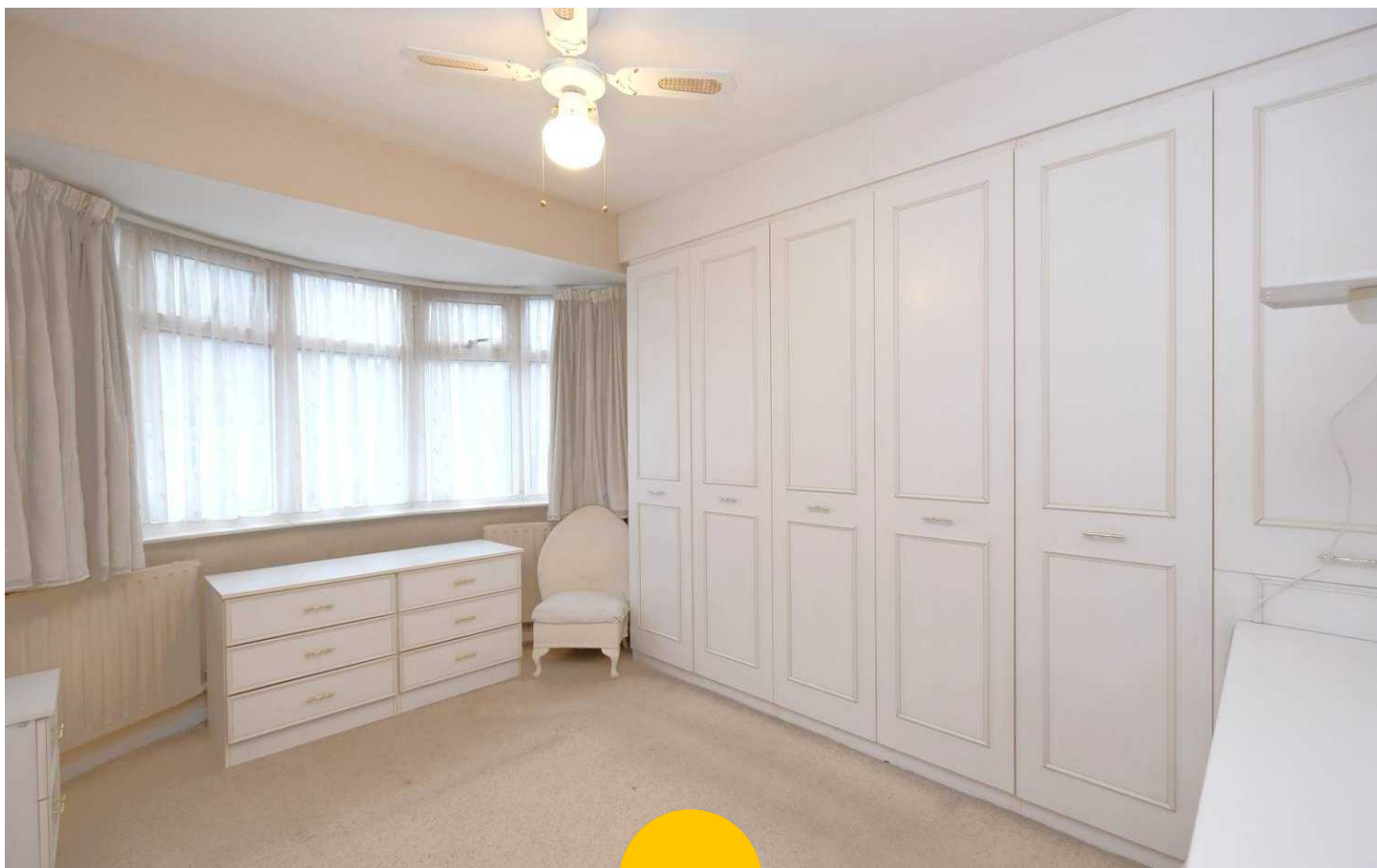
Bathroom

7' 5" x 7' 4" (2.26m x 2.24m)

Featuring a four-piece suite including a bath, shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with tiled walls and flooring.

External

To the front of the property is a artificial lawn with shrubbed borders and gated block paved driveway. To the rear of the property is a garden including paved patio with raised steps to lawn with planted borders, shed and detached garage with car port.

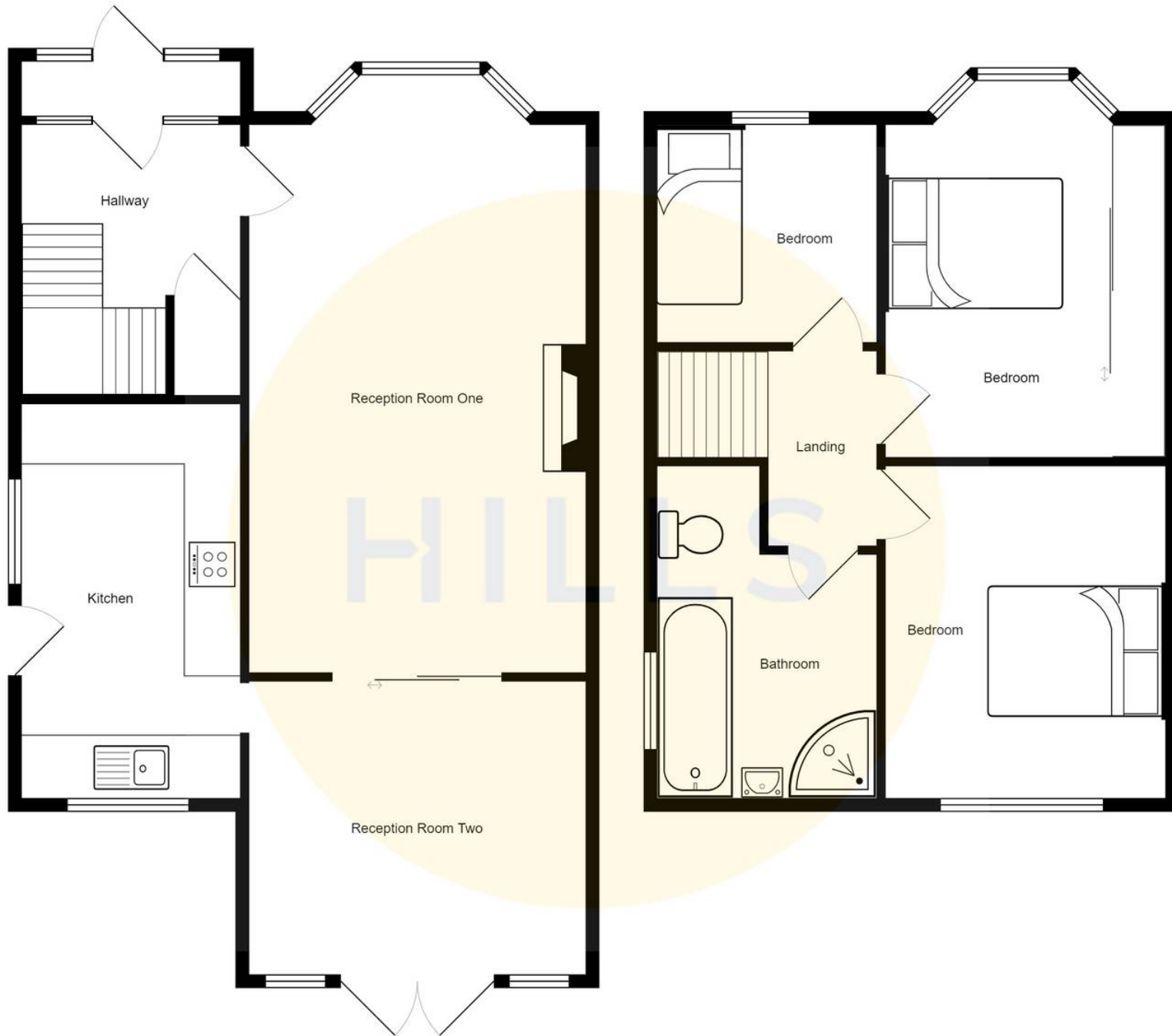


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