

Boardman Street, Eccles

Manchester



Offers Over £290,000



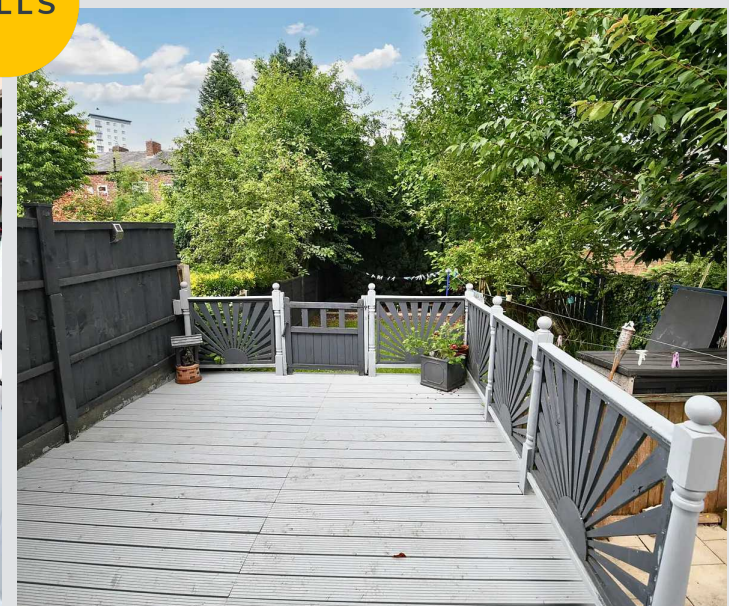
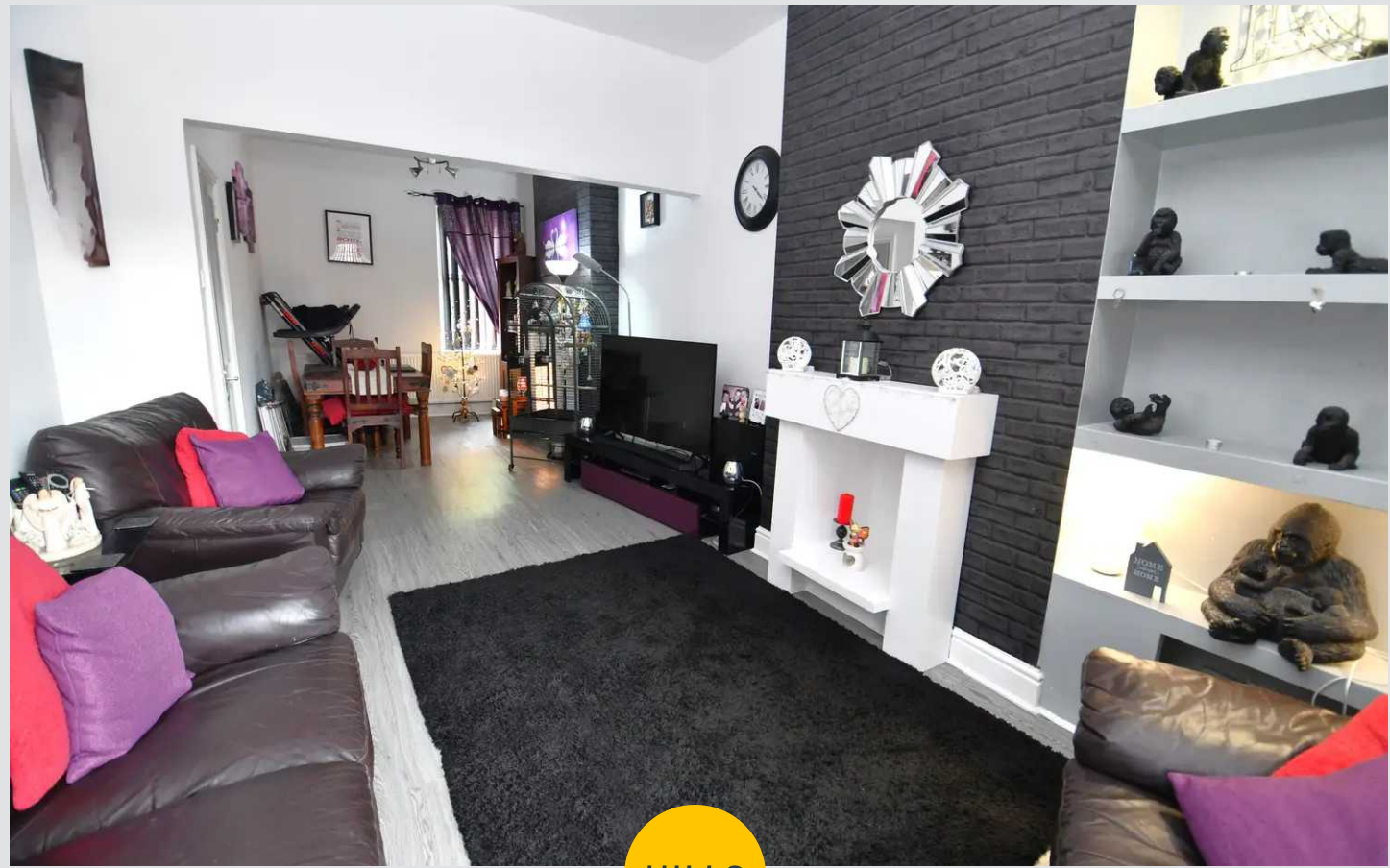
# Boardman Street

Eccles, Manchester

Stunning four bed end terrace on a quiet cul-de-sac. Spacious open-plan living, quality kitchen, cellar. Three double bedrooms and updated bathroom on 1st floor. Impressive master suite on 2nd floor. Enclosed rear gardens with decked area. Close to amenities, schools, parks, transport links. Council Tax band: B

Tenure: Leasehold

- Fantastic Family Home, Situated on a Cul De Sac & Laid over Four Floors
- Spacious Open Plan Lounge & Dining Room
- Fitted Quality Kitchen
- Three Generous Double Bedrooms & Newly Fitted Bathroom Suite to the First Floor
- Impressive Master Bedrooms with Separate Dressing Area Occupying the Whole Second Floor
- Private, Sundrenched Rear Garden
- Located within Easy Reach of Schools, Shops, Parks & Excellent Transport Links





### Entrance Hallway

Featuring a ceiling light point, wall mounted radiator. Fitted with laminate flooring.

### Reception One

4' 6" x 3' 3" (1.37m x 0.99m)

Featuring a ceiling light point, wall mounted radiator, double glazed bay window. Fitted with laminate flooring.

### Reception Two

4' 11" x 2' 7" (1.50m x 0.79m)

Featuring a wall mounted radiator, ceiling light point, double glazed window. Fitted with laminate flooring.

### Kitchen

3' 0" x 5' 8" (0.91m x 1.73m)

Featuring complementary wall and base units with integral stainless steel sink. Space for a double oven, American fridge freezer, washing machine and dishwasher. Complete with a ceiling light point, radiator, double glazed front and rear window. Fitted with laminate flooring.

### Bedroom One

3' 8" x 4' 3" (1.12m x 1.30m)

Featuring a ceiling light point, two double glazed windows. Fitted with carpet flooring.

### Bedroom Two

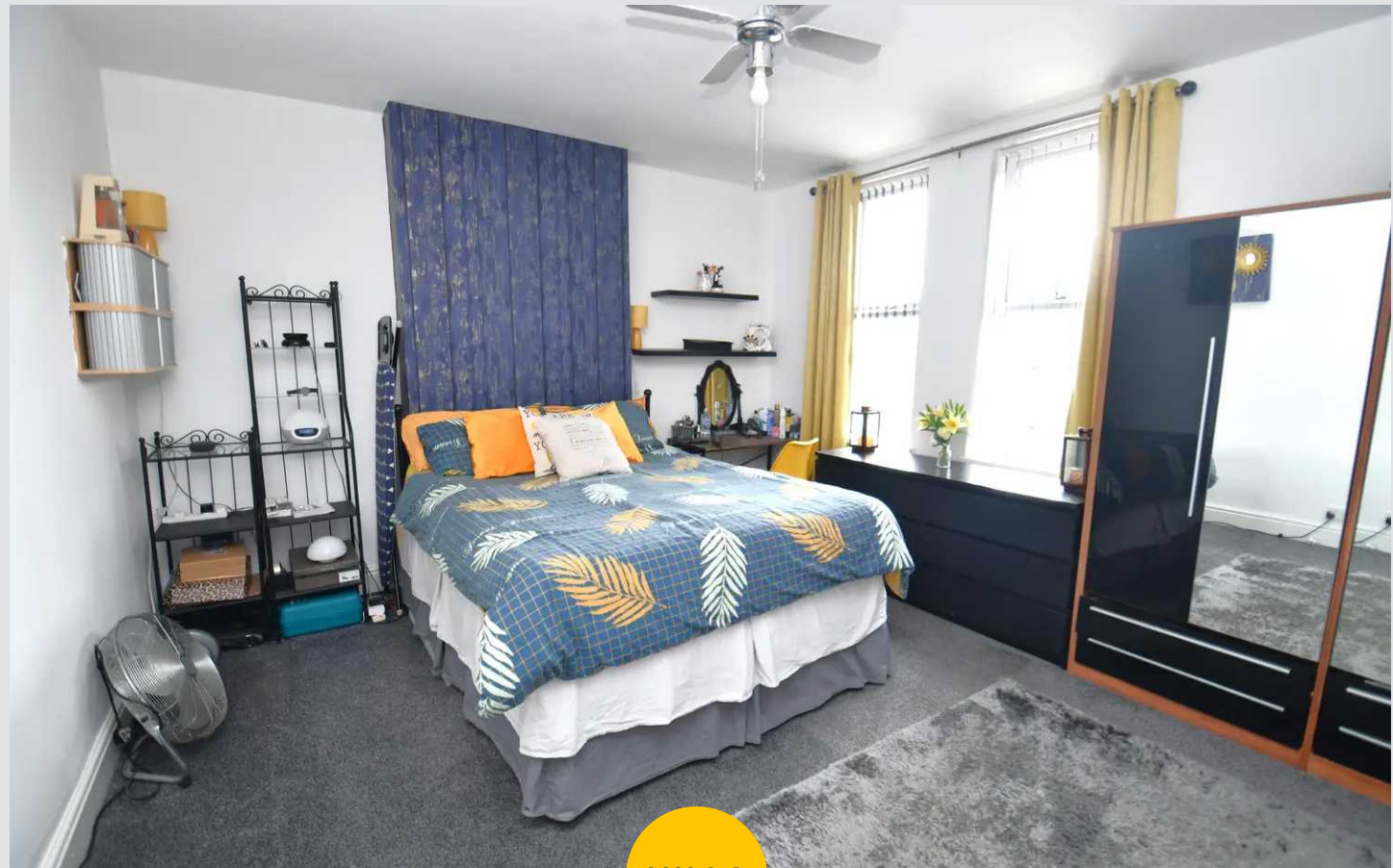
13' 0" x 14' 7" (3.97m x 4.45m)

Featuring a ceiling light point, two front double glazed windows, radiator. Fitted with carpet flooring.

### Bedroom Three

9' 2" x 13' 5" (2.79m x 4.10m)

Featuring a ceiling light point, radiator, double glazed rear window. Fitted with carpet flooring.





**Bedroom Four**

10' 0" x 8' 11" (3.05m x 2.71m)

Featuring ceiling light point, double glazed rear and side windows, radiator. Fitted with carpet flooring.

**Bathroom**

5' 7" x 7' 2" (1.70m x 2.18m)

Featuring a three - piece suite including w/c, hand wash basin, bath with a shower overhead. Complete with spotlights, towel radiator, double glazed side window. Fitted with laminate flooring.

**Office/Dressing Room**

7' 10" x 8' 4" (2.40m x 2.53m)

Featuring ceiling light point, radiator, double glazed side window. Fitted with carpet flooring.

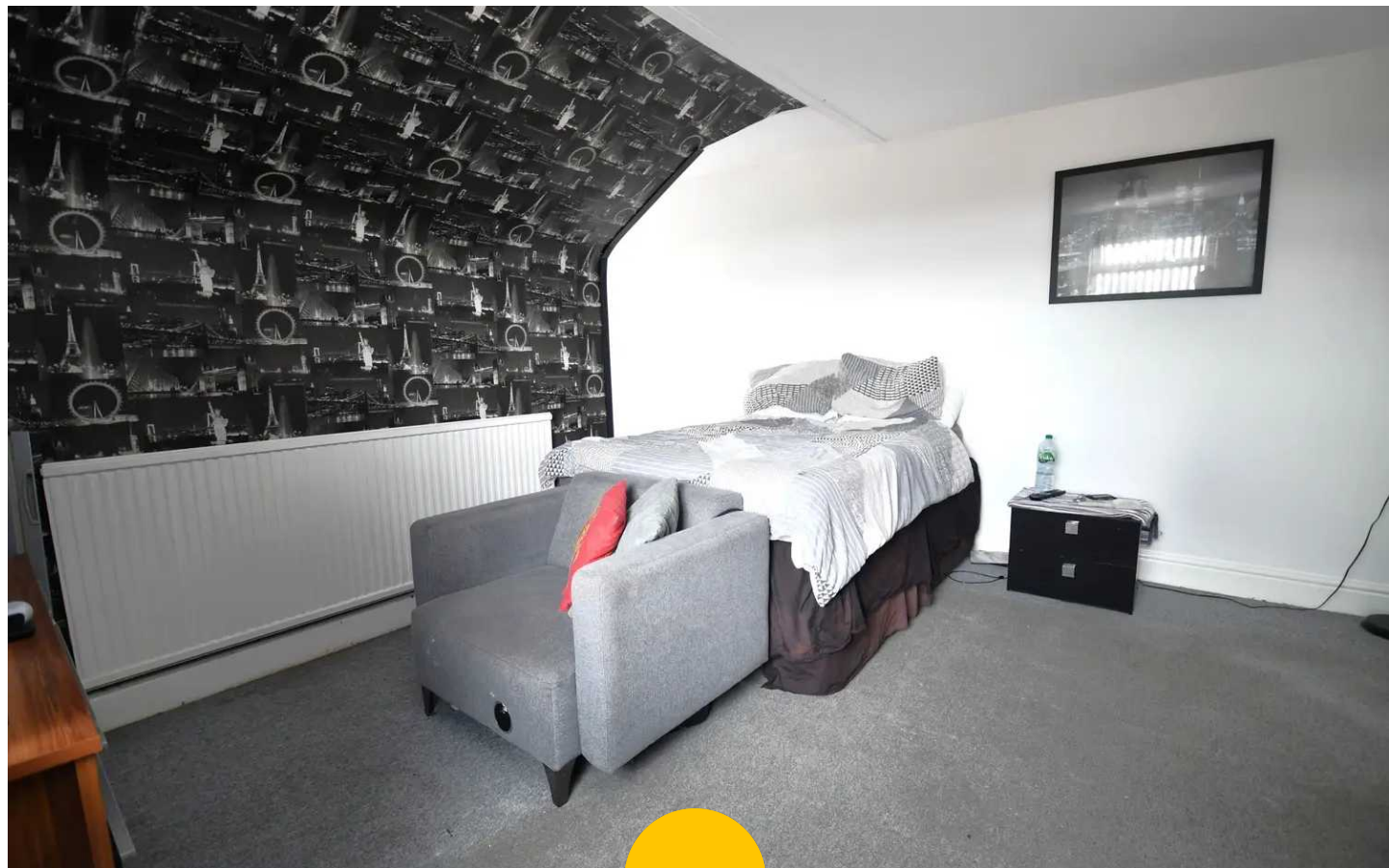
**Cellar**

38' 11" x 13' 3" (11.86m x 4.03m)

Featuring three chambers, used only for storage.

**External**

To the front of the property is a low maintenance garden with paving. To the rear of the property is a garden with decked seating area, paving and lawn.



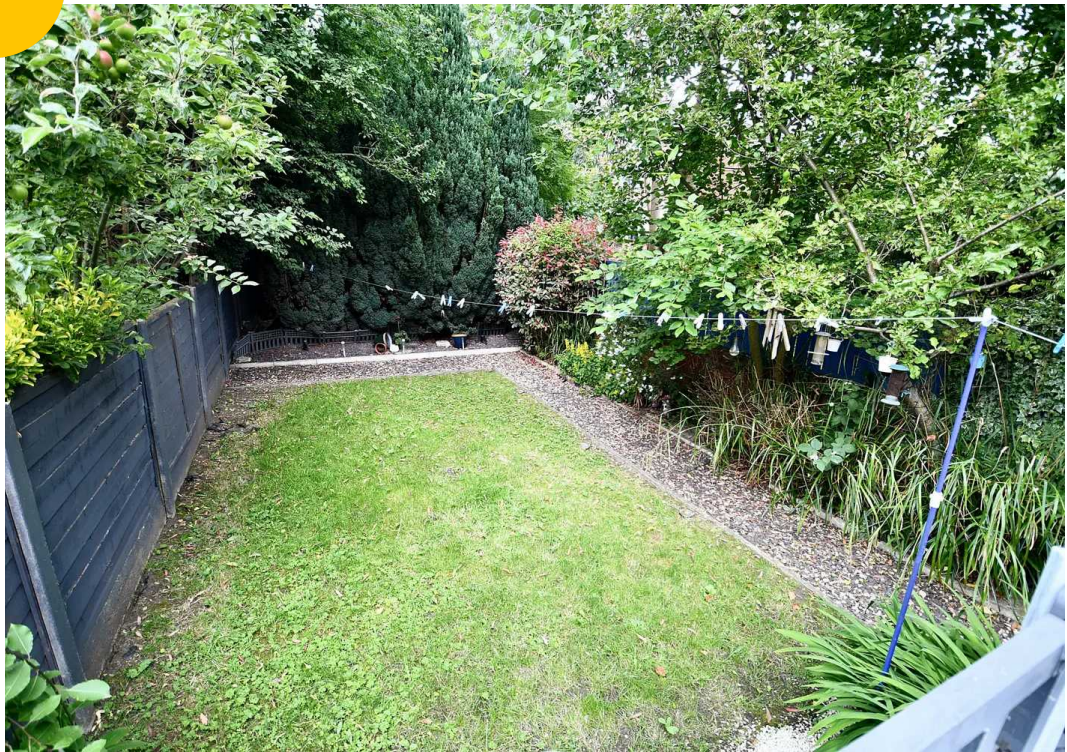
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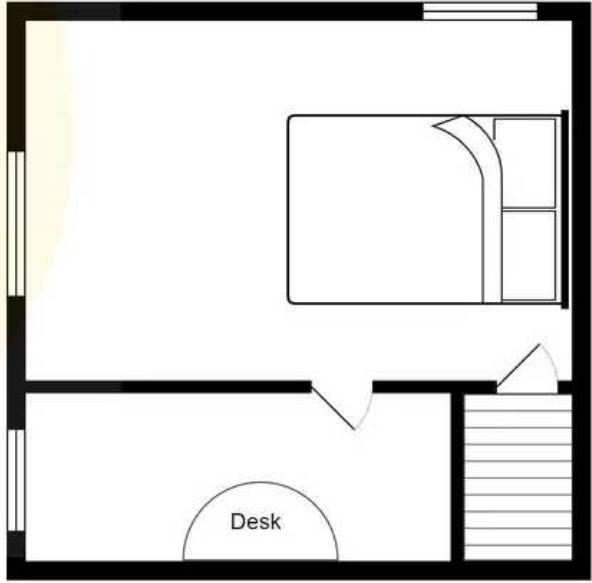
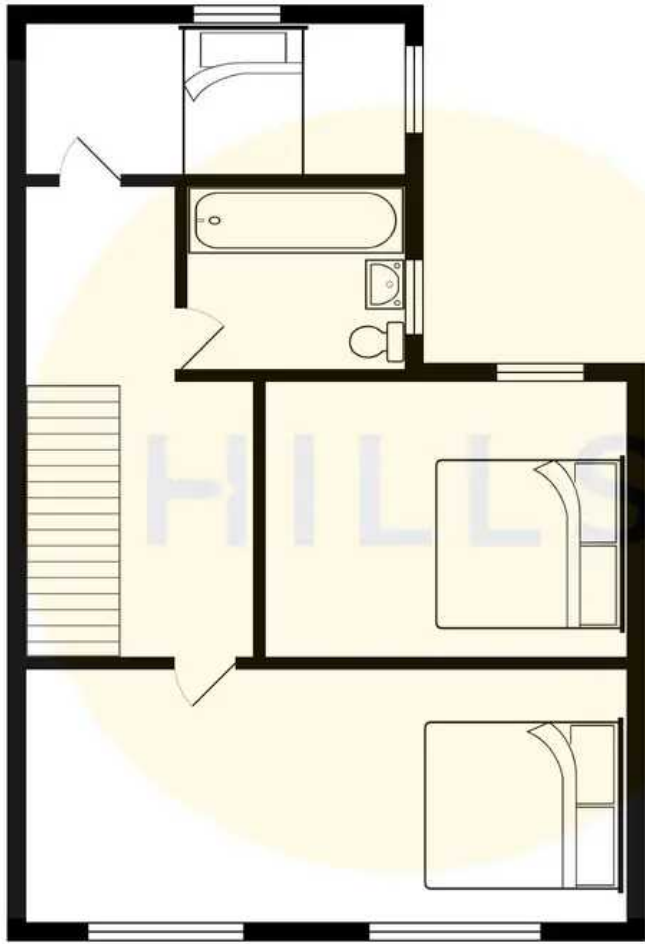
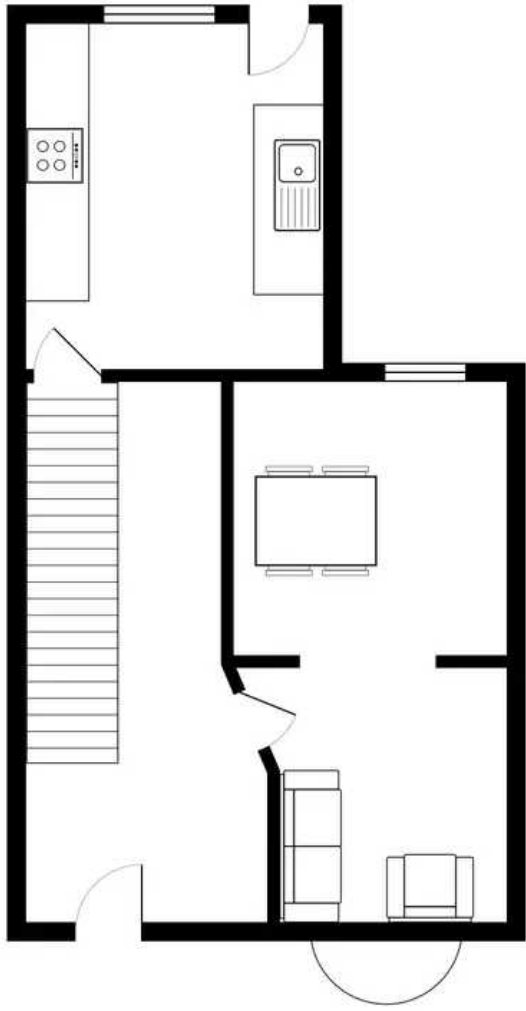


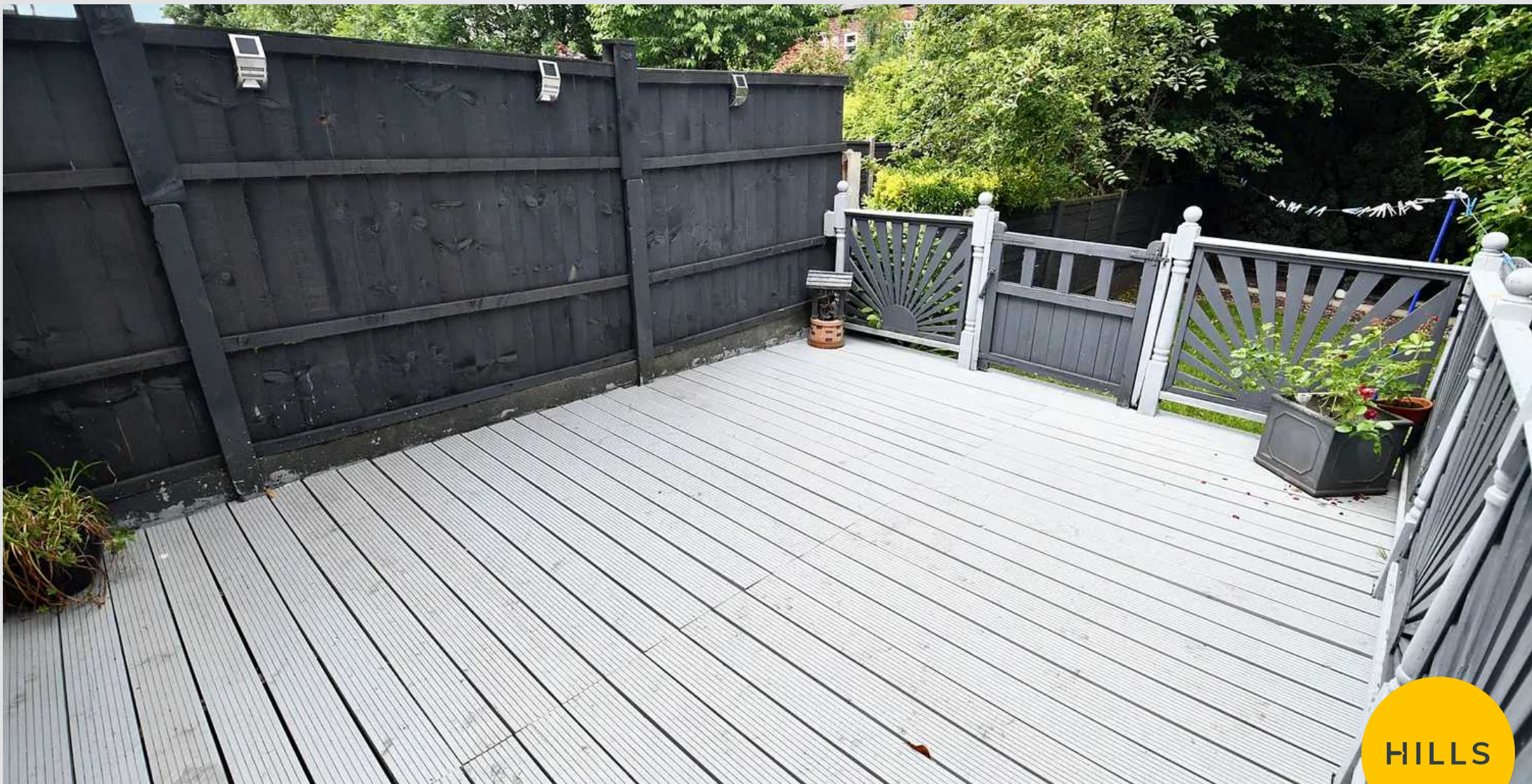


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