



**Blandford Road, Eccles**

Manchester



In Excess of **£300,000**



# Blandford Road

Eccles, Manchester

Beautiful extended three bed detached home, located in a sought after school catchment area. Spacious open-plan living, utility room, modern bathroom. Front and rear gardens. Convenient transport links. Ideal family home with modern comforts and outdoor space for quality living. Council Tax band: C

Tenure: Leasehold

- Extended Detached Family Home
- Perfectly Located within Catchment for Excellent Schooling
- Bay Fronted Lounge & Open Plan Kitchen, Living & Dining Space
- Utility Room
- Three Generous Bedrooms
- Modern Four Piece Bathroom Family Bathroom Suite
- Front, Side and Low Maintenance Rear Garden with Artificial Lawn & Composite Decking
- Well Serviced by Public Transport & Motorway Links



### Entrance Hallway

Featuring ceiling light point.

### Reception One

10' 8" x 12' 0" (3.26m x 3.67m)

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

### Reception Two

10' 11" x 11' 5" (3.34m x 3.48m)

Featuring spotlights, double glazed bay window, wall - mounted radiator. Fitted with carpet flooring.

### Kitchen / Diner

9' 0" x 20' 6" (2.74m x 6.26m)

Featuring a range of modern wall and base units with integral cooker and hob. Complete with a ceiling light point, ceiling spotlights, double glazed window, patio doors and wall mounted radiator. Fitted with laminate flooring.

### Utility room

6' 6" x 9' 4" (1.99m x 2.84m)

Featuring spotlights, wall - mounted radiator, boiler. Space for fridge freezer, washing machine and dryer. Complete with UPVC door. Fitted with laminate flooring.

### Bedroom One

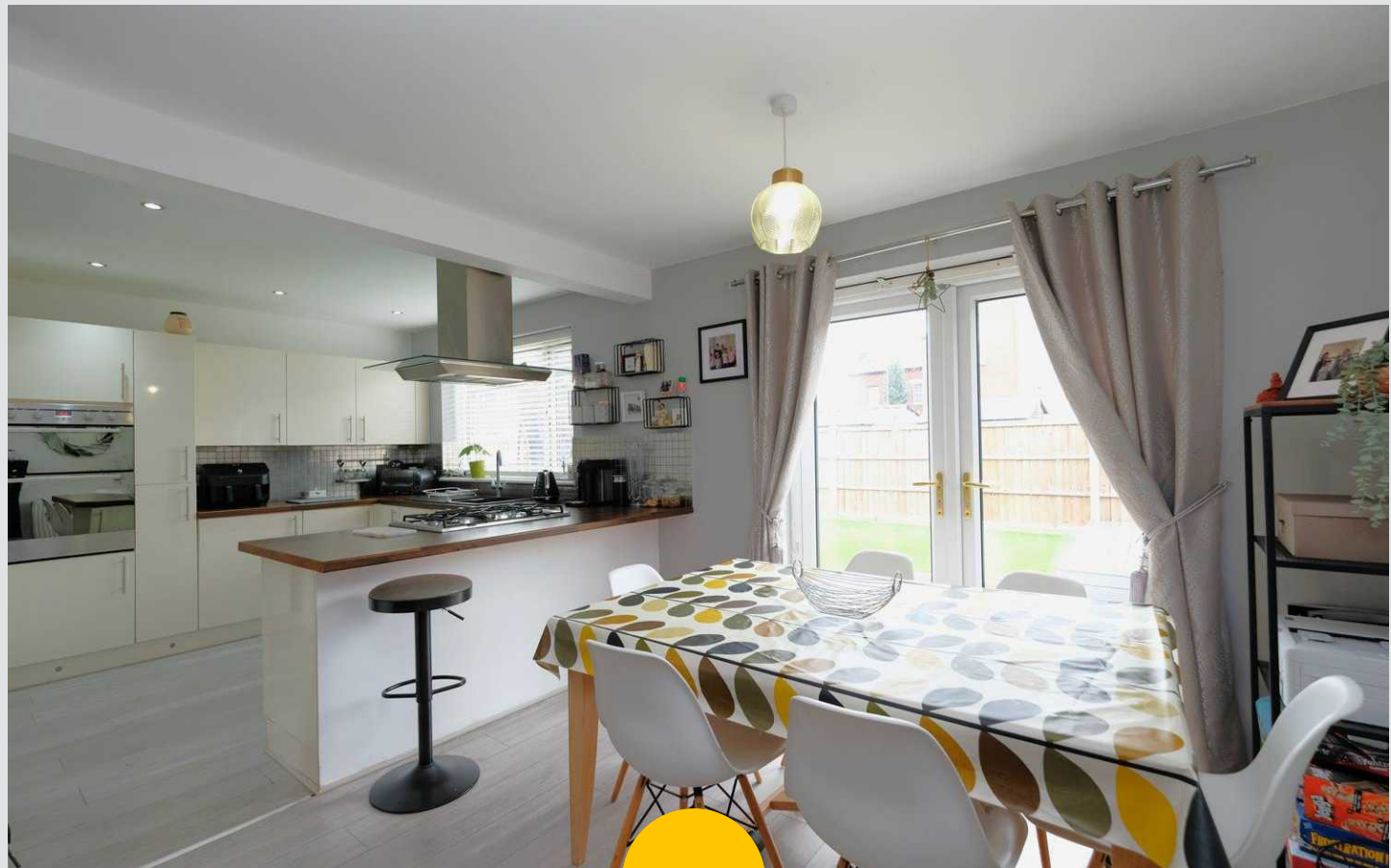
10' 9" x 13' 1" (3.28m x 3.99m)

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

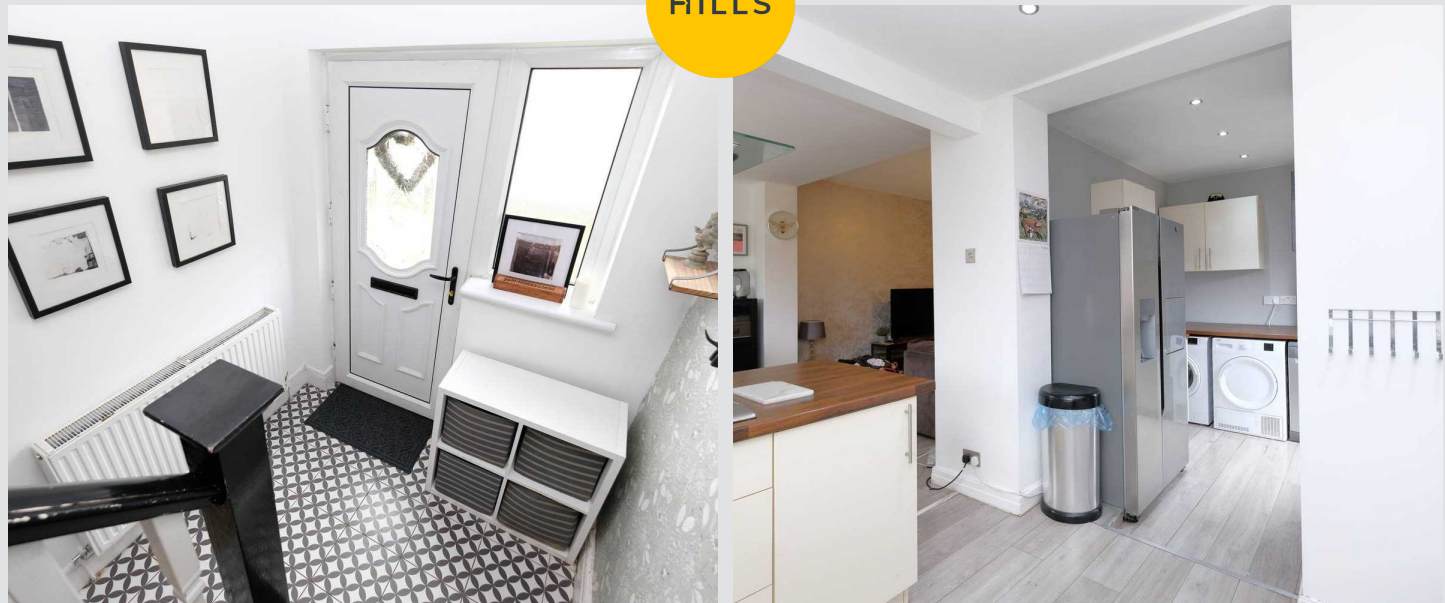
### Bedroom Two

10' 1" x 11' 1" (3.07m x 3.37m)

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



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### Bedroom Three

6' 2" x 6' 8" (1.88m x 2.02m)

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

### Bathroom

9' 1" x 8' 11" (2.78m x 2.72m)

Featuring a four-piece suite including a walk-in shower, bathtub, hand wash basin and W.C. Complete with ceiling spotlights, double glazed rear window, heated towel rail. Fitted with tiled walls and flooring.

### External

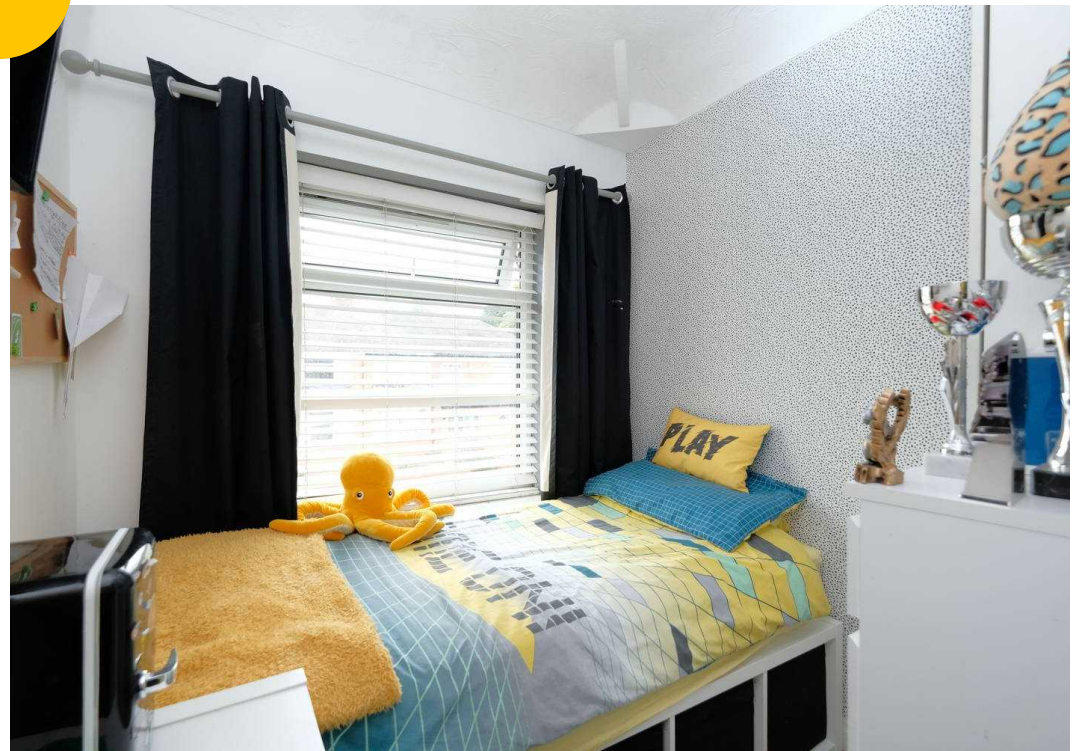
To the front of the property are lawns on either side of a paved pathway to the front door. To the side of the property is a fence enclosed garden with paving, metal shed, external tap and light with gated access to the front. To the rear of the property is a garden with paved patio, raised decked seating area and artificial lawn. Landscaped around two years ago.

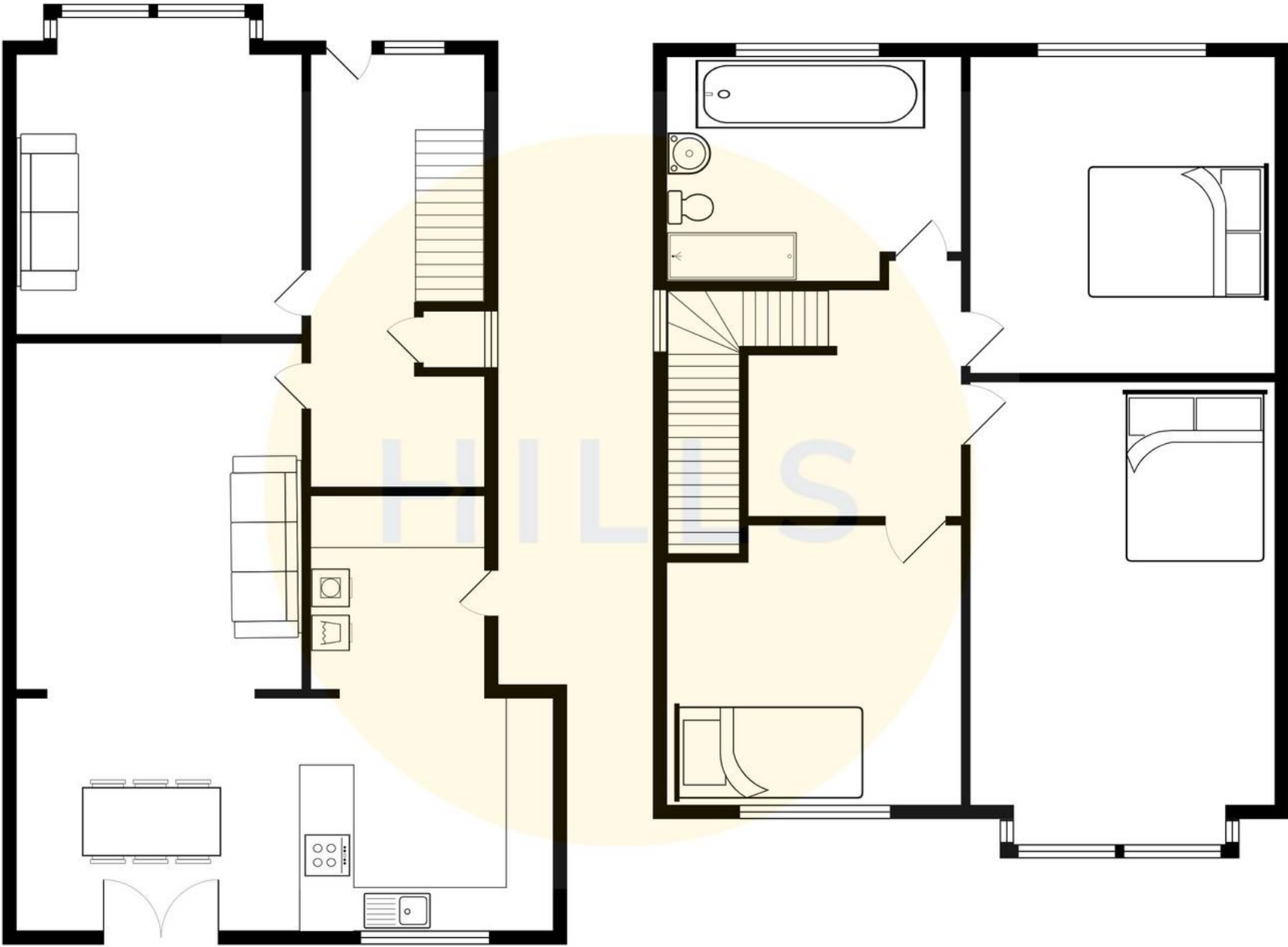






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