



Boardman Street, Eccles

Manchester



Guide Price **£210,000**

Boardman Street

Eccles, Manchester

Fantastic period three bed semi-detached house with stunning features on a popular cul de sac. Includes bay-fronted lounge, fireplace, conservatory, fitted kitchen, cellar bar, sauna, and 24ft garage. Well-located with no chain.

Council Tax band: B

Tenure: Freehold

- To Be Sold Via Hills Property Auction
- Fabulous Three Bedroom Semi Detached Property Located on a Cul De Sac
- Bay Fronted Lounge, Second Reception Room with Stunning Open Fire Place & a Conservatory
- Fitted Kitchen & Three Piece bathroom
- Three Generous Sized Bedrooms, Master Complete with Shower Room & Dressing Room
- Fully Converted Cellar with Bar, Utility Area and Sauna
- Rear Garden with Artificial Lawn, Pond and Decked Seating Area
- Impressive 20x24ft Garage with Car Pit
- Excellently Located Close to Amenities, Transport Links and Offered with No Onward Chain



HILLS



Entrance Hallway

Entered via a hardwood front door. Complete with two wall light points, wall mounted radiator and fitted with hardwood flooring.

Reception Room One

14' 1" x 12' 0" (4.29m x 3.66m)

Featuring an open fire surround. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with hardwood flooring.

Reception Room Two

15' 8" x 13' 8" (4.78m x 4.17m)

Featuring an open fire. Complete with a ceiling light point, four wall light points, double glazed window and wall mounted radiator. Fitted with hardwood flooring.

Kitchen

11' 4" x 10' 2" (3.45m x 3.10m)

Featuring complementary wall and base units with integral stainless steel sink, electric hob and oven. Space for a dishwasher and fridge freezer. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with tiled flooring.

Conservatory

13' 5" x 8' 6" (4.09m x 2.59m)

Complete with double glazed windows and tiled flooring.

Cellar / Bar

15' 5" x 11' 5" (4.70m x 3.48m)

Featuring a full working bar. Complete with ceiling spotlights and laminate flooring.

Utility Room

Complete with complementary wall and base units with plumbing for a washer and dryer.

Sauna



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Landing

Complete with a ceiling light point and parquet flooring. Access to a boarded loft.

Bedroom One

14' 5" x 11' 9" (4.39m x 3.58m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

Shower Room

4' 6" x 4' 0" (1.37m x 1.22m)

Featuring a two piece suite including a shower cubicle and hand wash basin. Complete with a wall mounted radiator, part tiled walls and carpet flooring.

Dressing Room

4' 5" x 3' 7" (1.35m x 1.09m)

Complete with ceiling spotlights and carpet flooring.

Bedroom Two

10' 0" x 9' 6" (3.05m x 2.90m)

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

Bedroom Three

11' 6" x 8' 6" (3.51m x 2.59m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with hardwood flooring.

Bathroom

10' 0" x 6' 2" (3.05m x 1.88m)

Featuring a three piece suite including a bath, hand wash basin and W.C. Complete with two wall light points, double glazed window and wall mounted radiator. Fitted with lino flooring.

Double Garage

24' 6" x 20' 3" (7.47m x 6.17m)

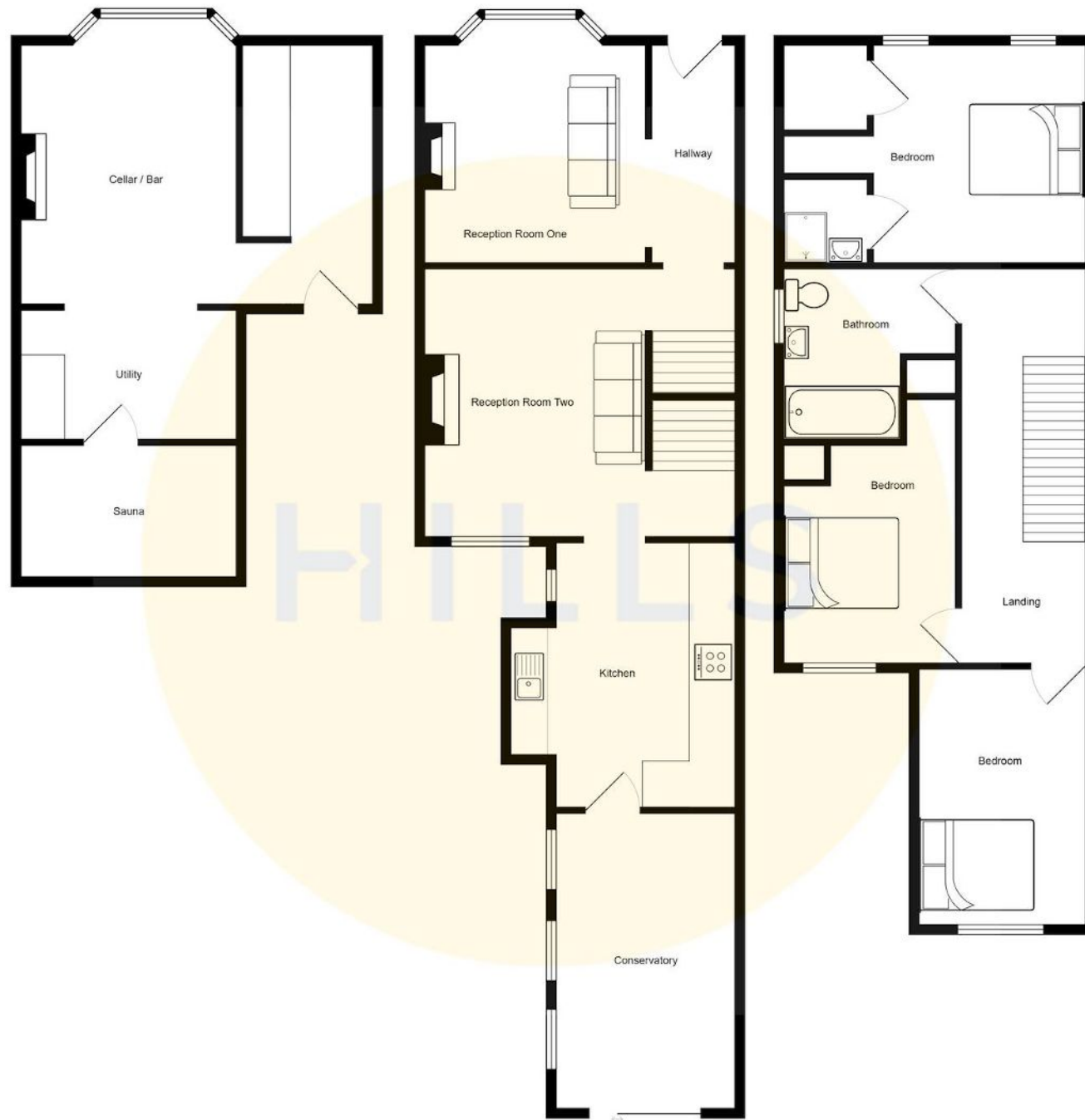
External

To the rear of the property is a garden with pond, artificial lawn and decked seating area. Gated access to the front.



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