



Boardman Street, Eccles

Manchester

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Offers Over £350,000

# Boardman Street

Eccles, Manchester

Stunning extended family home with period features and modern touches. Open plan kitchen, three double bedrooms, cellars for storage. Convenient location. A must-see family haven!

Council Tax band: B

Tenure: Freehold

- Beautifully Presented, Extended Family Home with Stunning Period Features Throughout
- Bay Fronted Lounge & Second Reception Room Offering a Versatile Living Space
- Impressive Open Plan Kitchen, Living & Dining Space with Central Island and High Quality Finishes
- Three Double Bedrooms, Master Complete with Walk in Wardrobe
- Four Piece Family Bathroom, En Suite to Master & Guest W.C.
- Cellars Providing a Utility Space and Further Storage
- Fully Renovated in 2020
- Gardens to Both the Front and Rear
- Perfectly Located Close to Excellent Local Amenities and Brilliant Transport Links



## **Entrance Hallway**

Entered via a hardwood front door. Complete with two ceiling light points, two wall mounted column radiators and hardwood flooring.

## **Lounge**

15' 2" x 12' 9" (4.62m x 3.89m)

Featuring a cast iron fireplace with tiled hearth and marble surround. Complete with a ceiling light point, double glazed window and two column wall mounted radiators. Fitted with hardwood flooring.

## **Reception Room Two**

14' 2" x 11' 1" (4.32m x 3.38m)

Featuring an iron fireplace with marble surround and tiled hearth. Complete with a ceiling light point, column radiator and hardwood flooring.

## **Kitchen/Diner**

24' 9" x 16' 6" (7.54m x 5.03m)

Featuring modern wall and base units with central island. Integral induction hob, oven and grill, sunken extractor, dishwasher and ceramic sink. Space for a fridge freezer. Complete with ceiling spotlights, two ceiling lanterns, four wall light points, two column radiators, patio doors and windows to the rear. Fitted with hardwood herringbone flooring.

## **Downstairs W.C.**

5' 1" x 2' 3" (1.55m x 0.69m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with a ceiling light point, wall light point and column radiator. Tiled flooring.

## **Cellars**

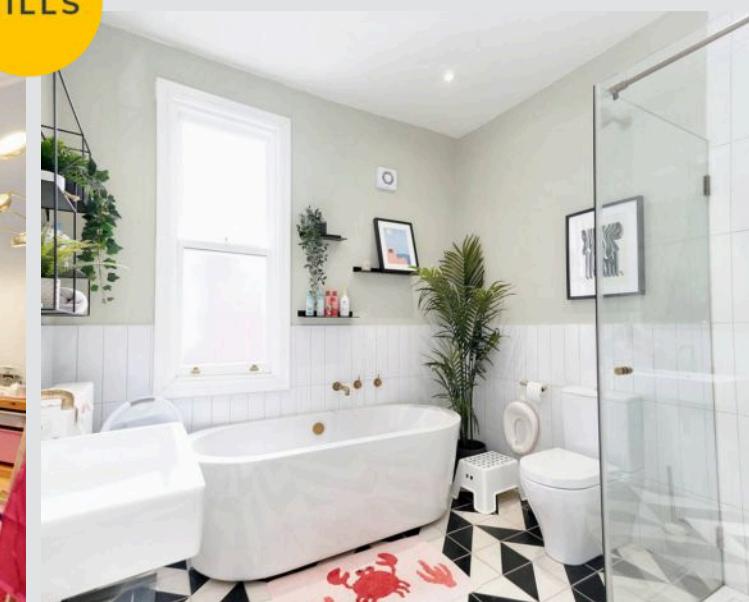
Cellar One - 13'1" x 9'9" Cellar Two - 12'7" x 5'7" Used as storage. Complete with a ceiling light point, double glazed window, plumbing for a washer/dryer and boiler.

## **Landing**

Complete with a ceiling light point, column radiator and carpet flooring.



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**Bedroom One**

16' 8" x 12' 6" (5.08m x 3.81m)

Complete with a ceiling light point, two double glazed windows and three column radiators. Fitted with carpet flooring.

**En suite**

11' 1" x 3' 9" (3.38m x 1.14m)

Featuring a three piece suite including a shower, vanity unit with hand wash basin featuring cross water taps and W.C. Complete with ceiling spotlights, heated towel rail, extractor and marble calacatta amber tiles.

**Walk-In Wardrobe**

12' 1" x 4' 0" (3.68m x 1.22m)

Complete with ceiling spotlights and carpet flooring.

**Bedroom Two**

10' 7" x 10' 3" (3.23m x 3.12m)

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

**Bedroom Three**

11' 7" x 9' 1" (3.53m x 2.77m)

Complete with a ceiling spotlights, double glazed window and column radiator. Fitted with carpet flooring.

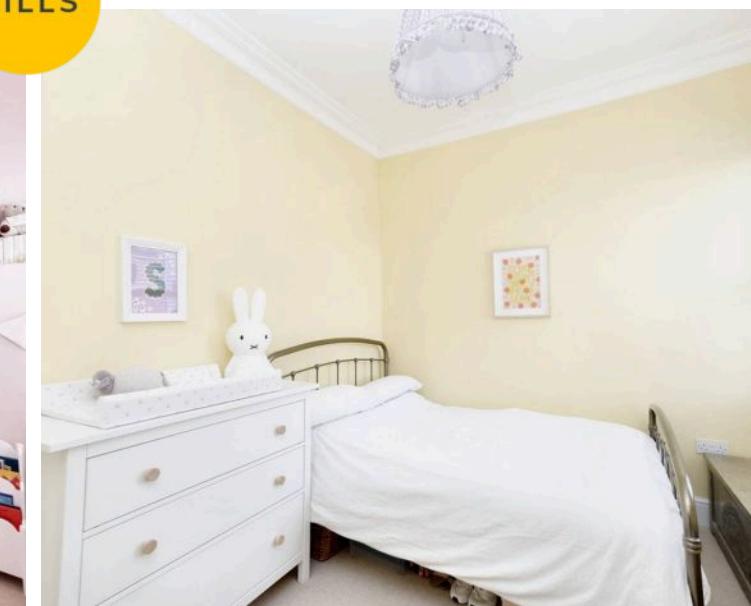
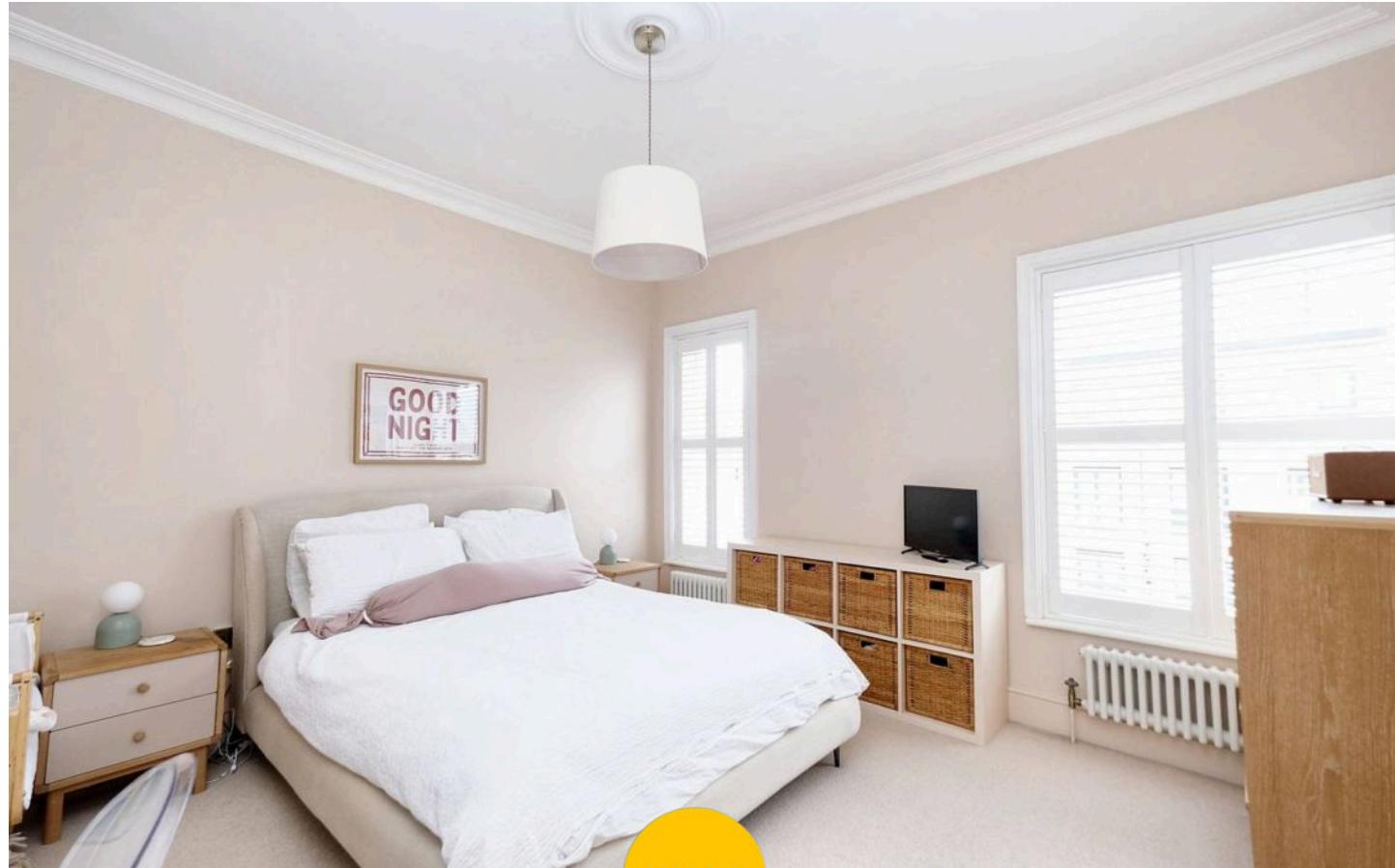
**Bathroom**

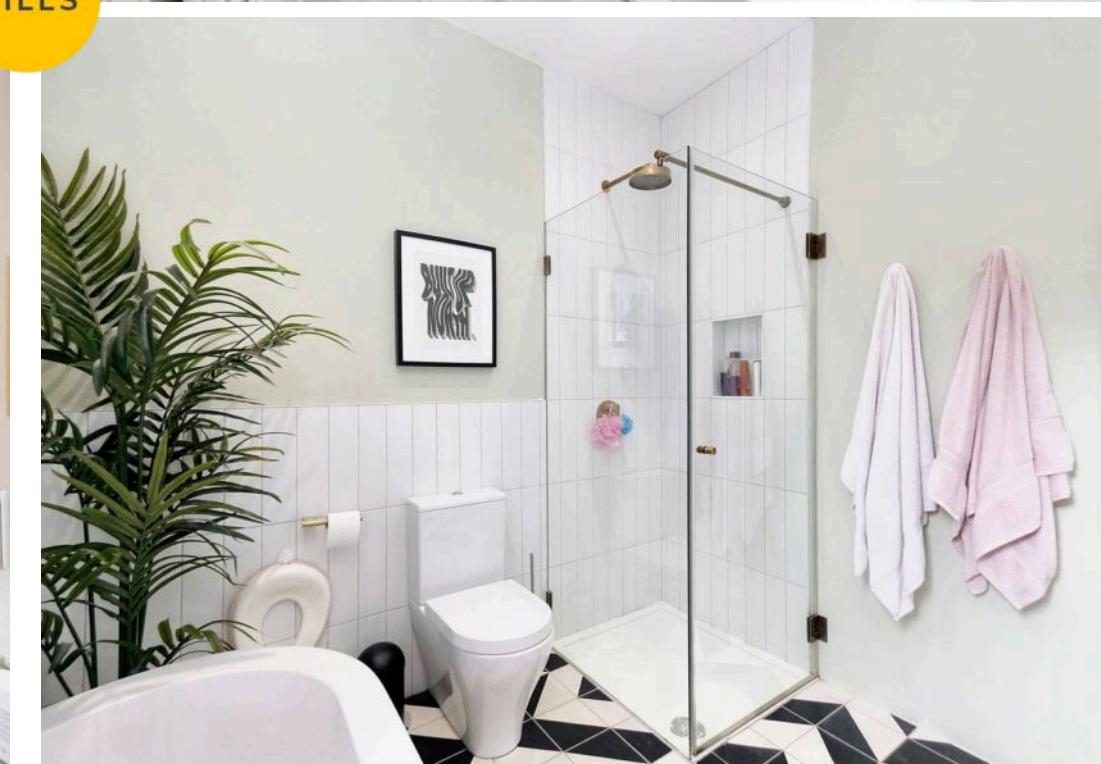
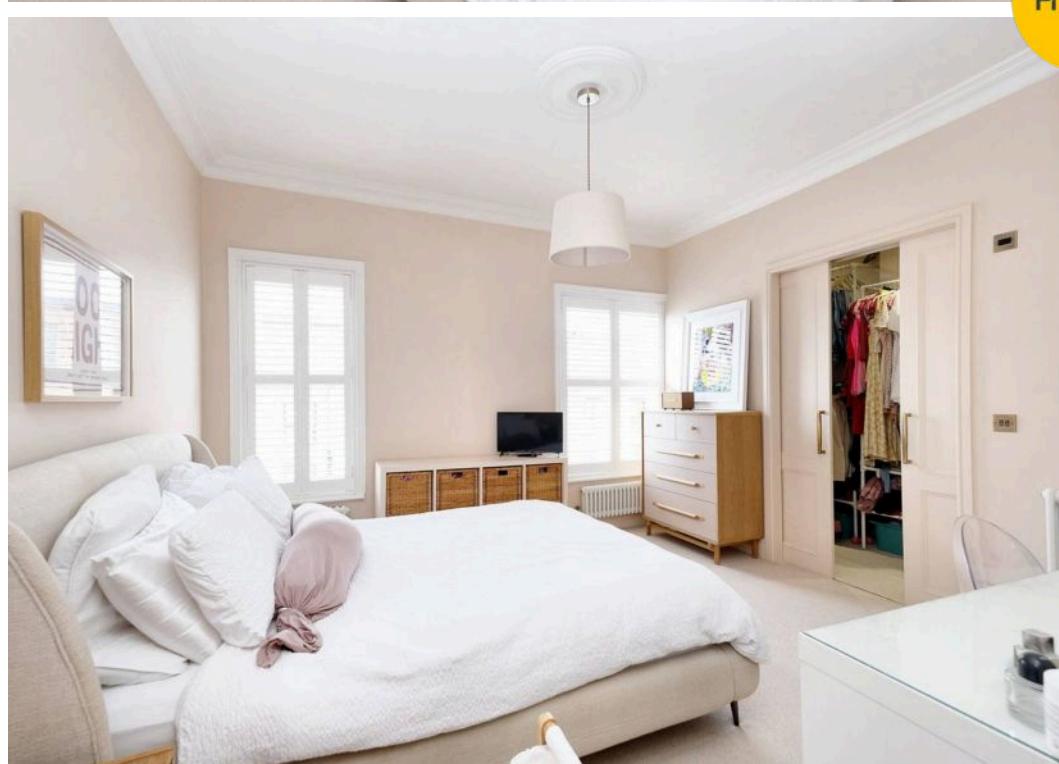
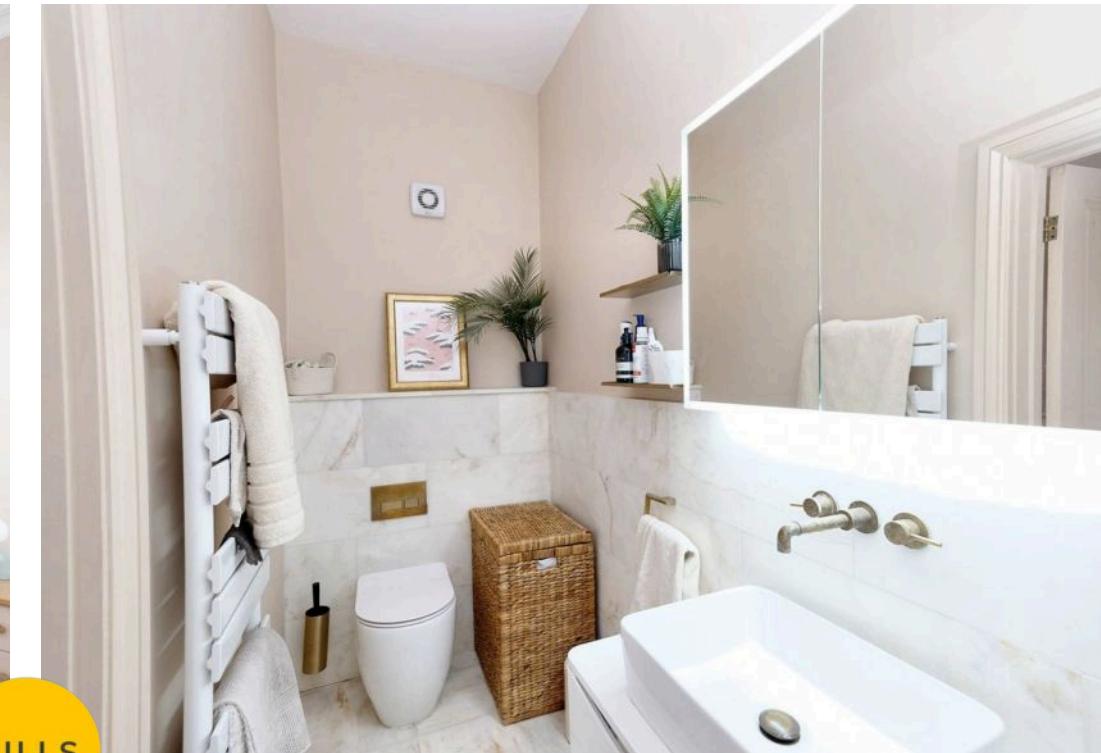
8' 4" x 8' 3" (2.54m x 2.51m)

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

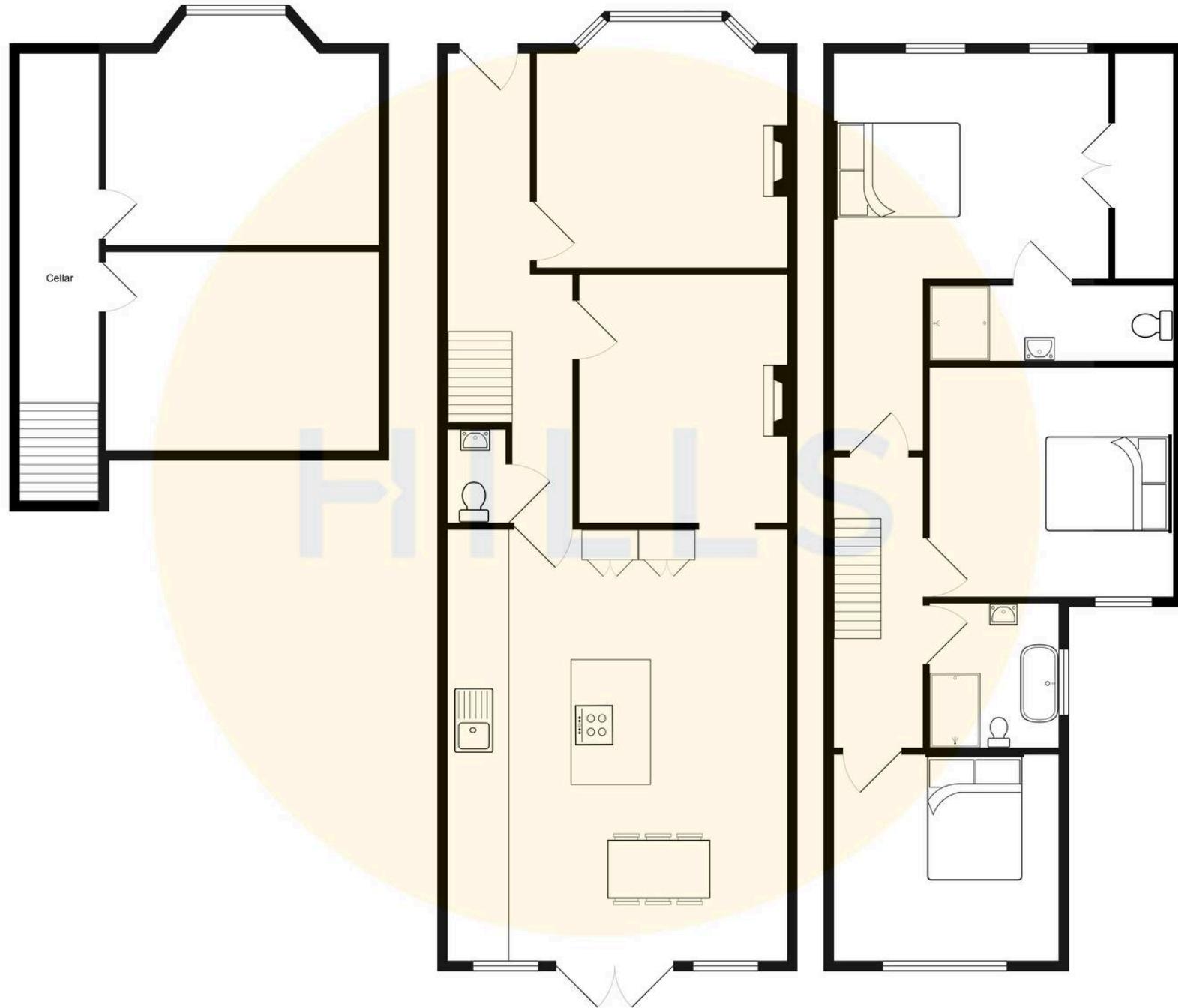
**External**

To the front of the property is a garden with Italian stone and decorative stones. To the rear of the property is a garden with rear gated access to the front





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# Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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Property are based on information supplied by the Seller. The Agent has not had sight of the title

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availability of this property before travelling any distance to view. Every effort and precaution has been

made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor

do they form part of any contract. If there is any point which is of particular importance to you, please

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travel some distance to view the property. The mention of any appliances and services within these

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