



Boardman Street, Eccles

Manchester



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!

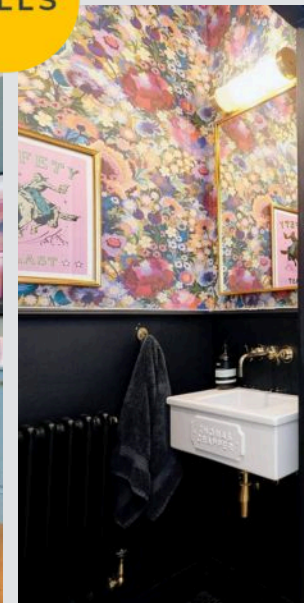
Council Tax band: B

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



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### 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)

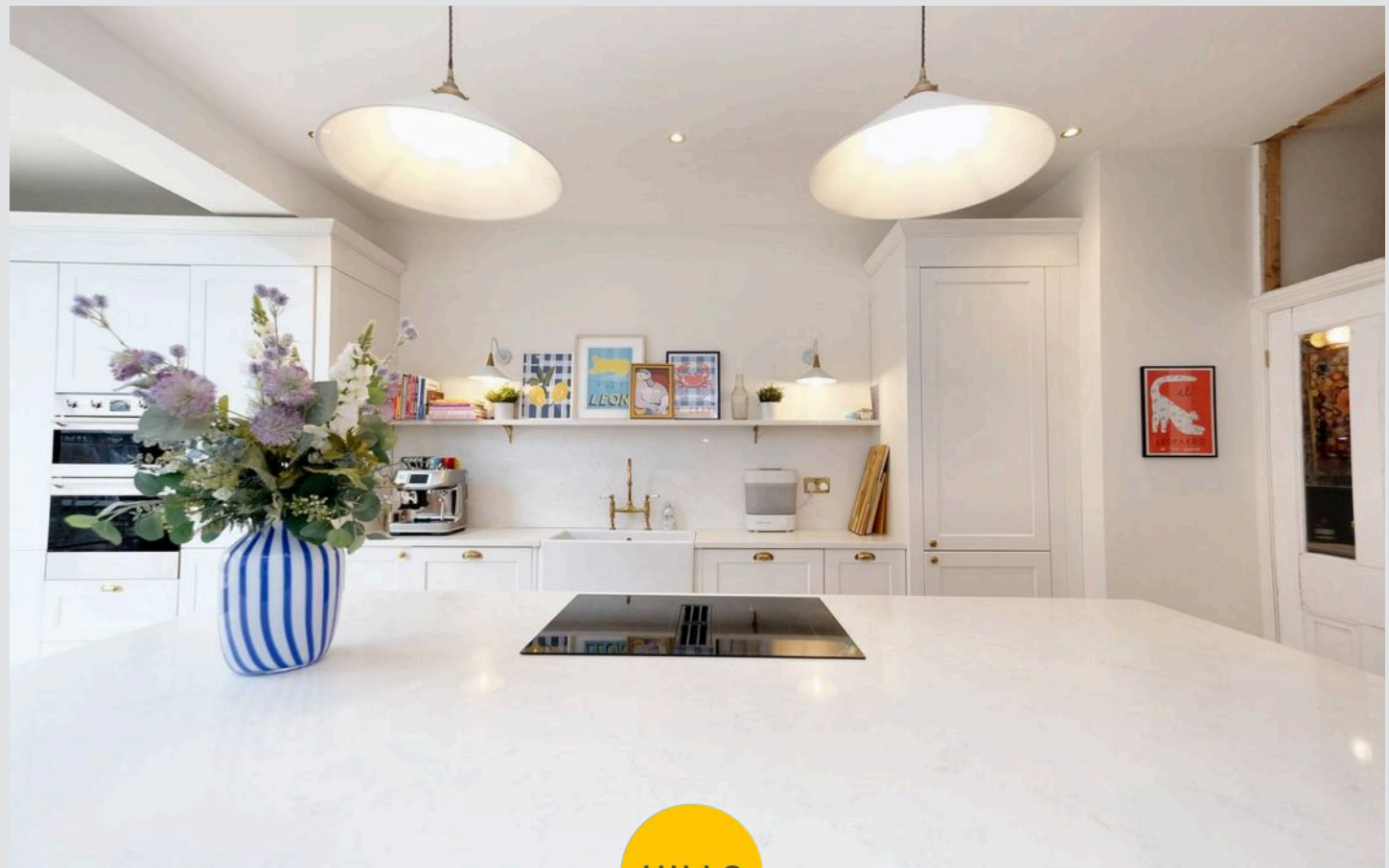
Featuring a two piece suite including a hand wash basin and W.C. Complete with a ceiling light point, wall light point and column radiator. Tiled flooring.

### 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.

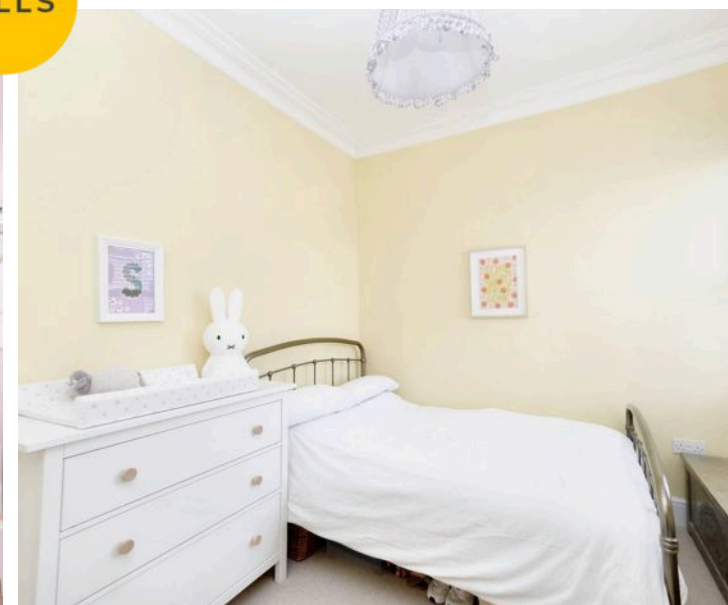
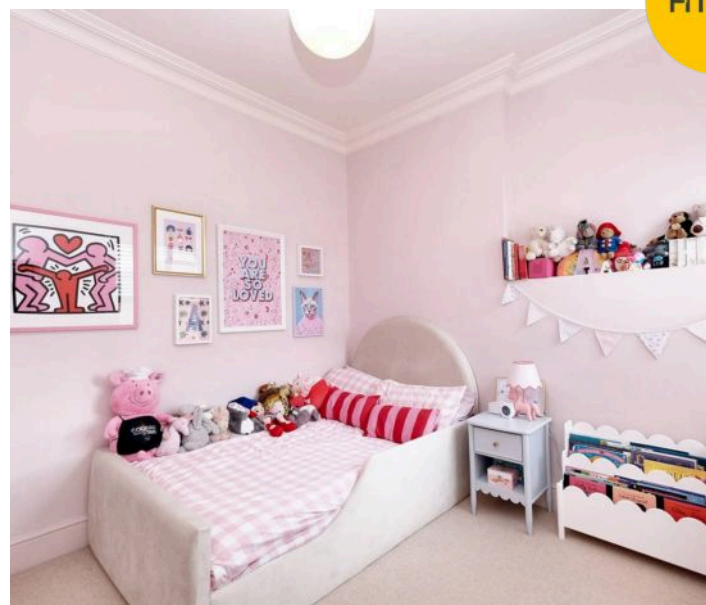
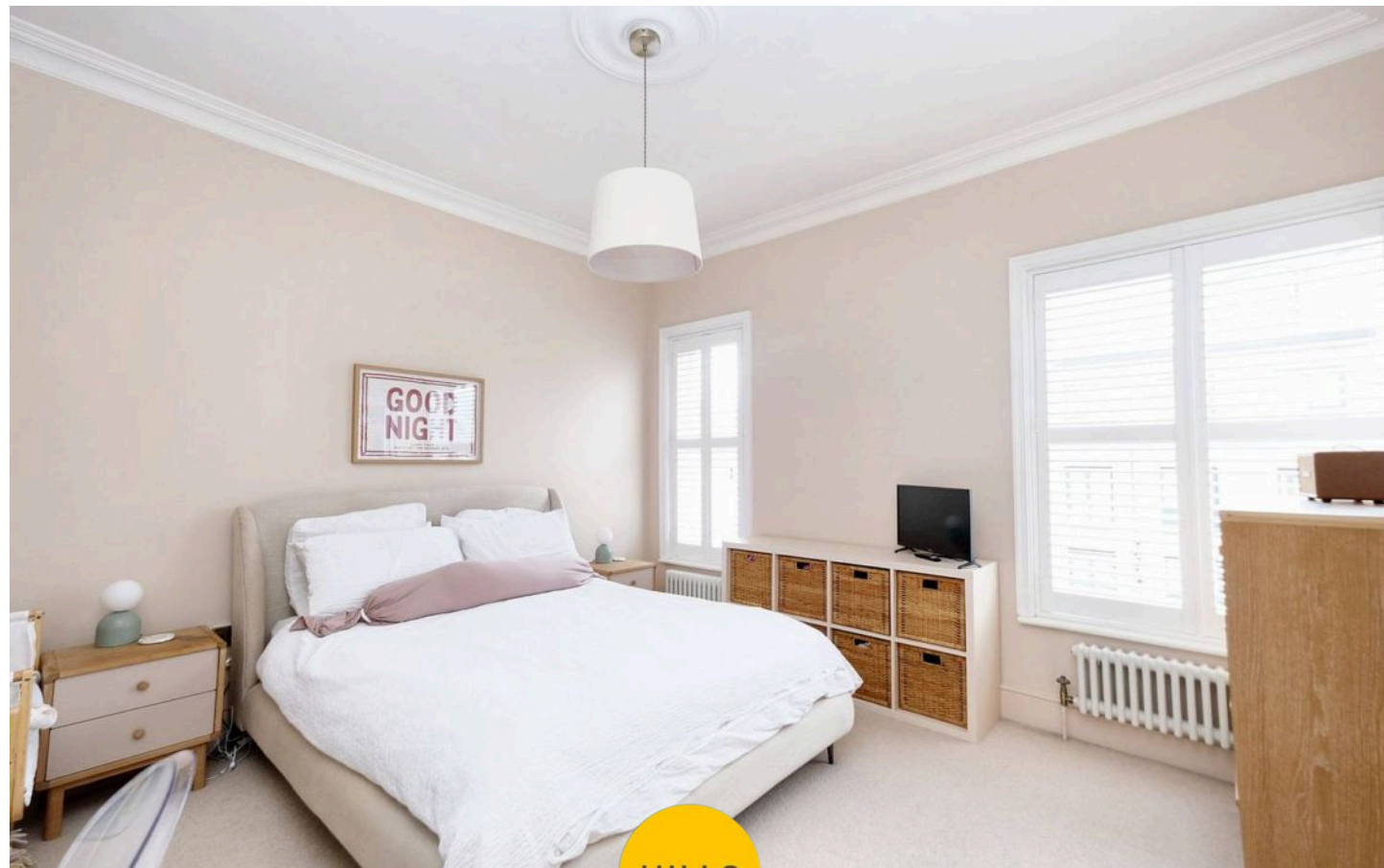
### Bathroom

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.

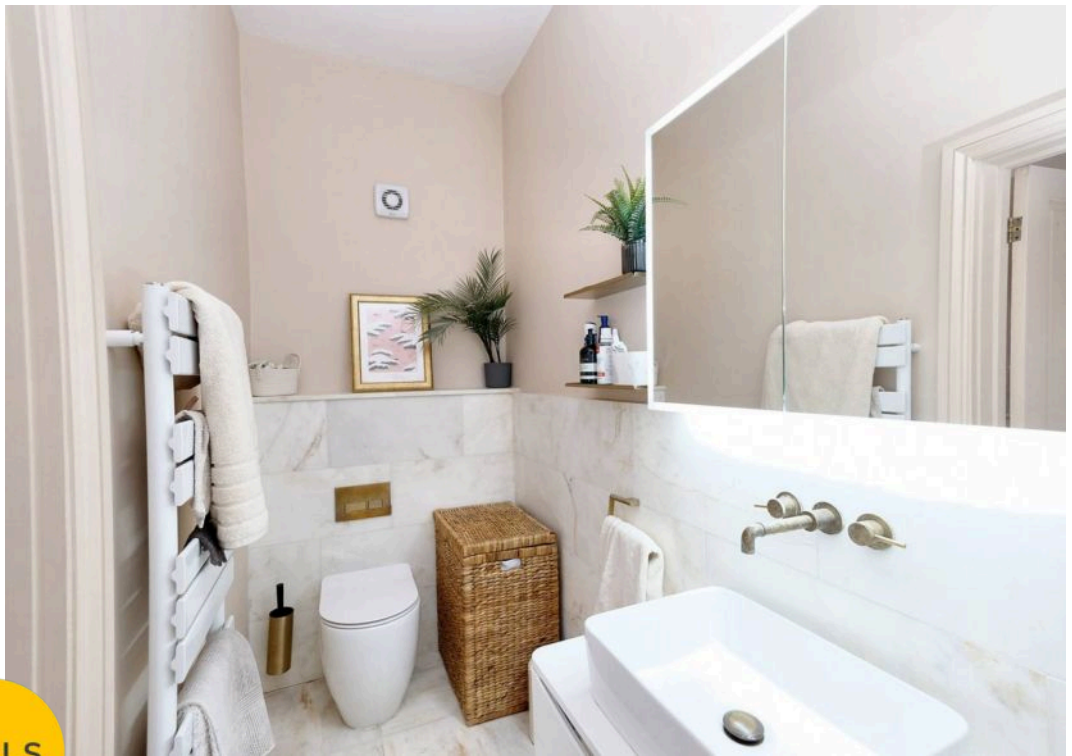
### External

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



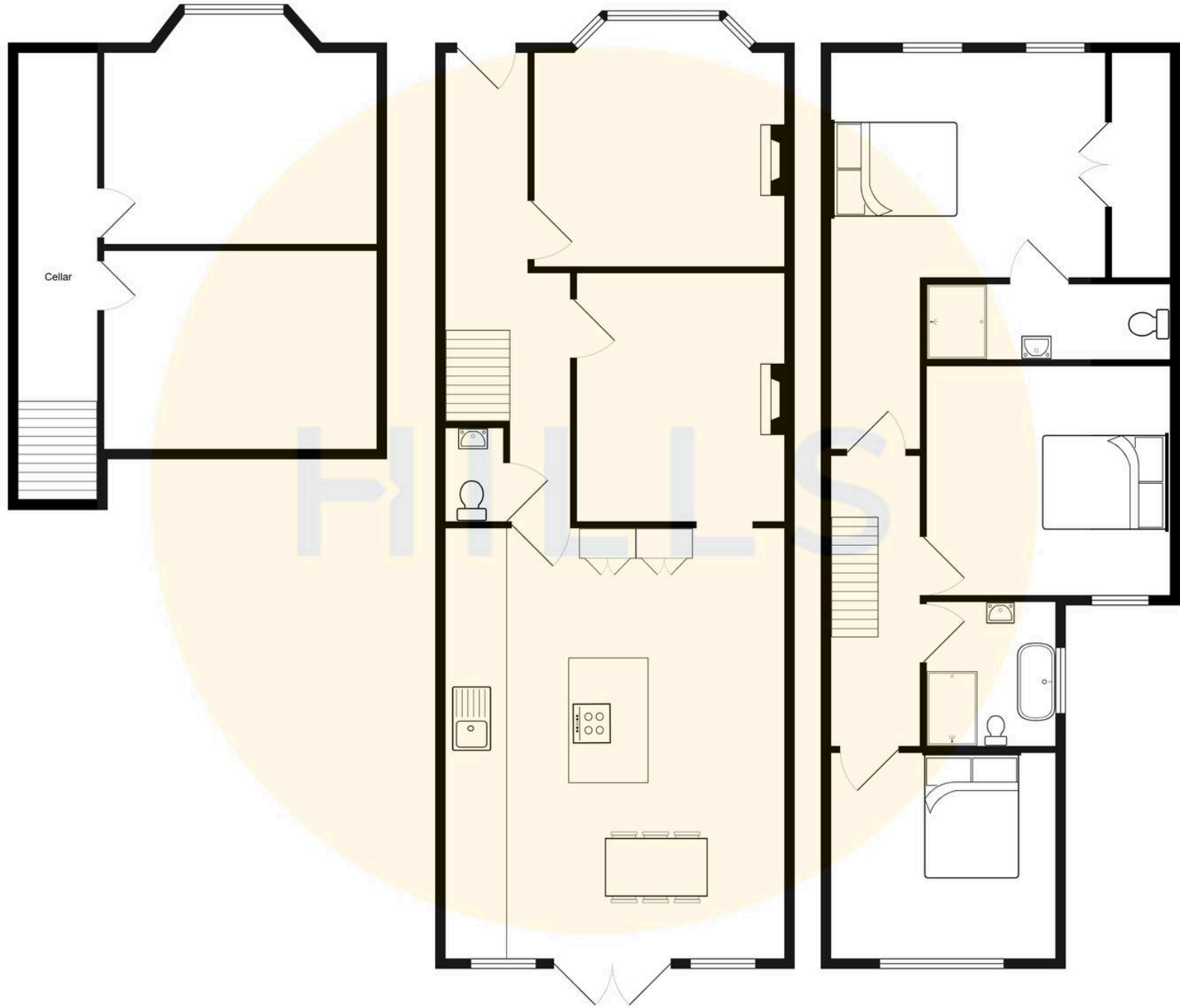
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