



## 1H Boscombe Avenue, Eccles, Manchester M30 7DU

£225,000

Offered for sale \* 3 bedroom semi detached property \* set within a quiet and established cul-de-sac \* close to local amenities such as shops, schools and restaurants \* access to the Trafford Centre and regions motorway networks \* spacious accommodation throughout \* living room \* open plan kitchen and dining room \* downstairs WC \* three bedrooms \* family bathroom \* sizeable rear garden with decked area for outdoor entertaining \* open frontage with lawn and driveway for off road parking \* viewing is essential \* beautifully designed and maintained throughout \*

**Briscombe,  
Nutter &  
Staff.**



## FULL DESCRIPTION

Briscombe Nutter and Staff are delighted to offer for sale, a well presented 3 bed, semi detached property in Eccles. The property is located close by to local amenities such as shops, schools and restaurants, as well as being a stone's throw away from the Trafford Centre. The region's motorway networks are within close proximity and provide ease of access into Manchester City Centre and surrounding areas. Internally the property comprises of living room, downstairs WC, and an open plan kitchen and dining room. The first floor offers three bedrooms and a family bathroom. Externally there is a sizeable rear garden with a lawn and decked area, ideal for outdoor entertaining in the summer months. To the front there is a maintainable lawn and driveway, providing ample off road parking. The property has been well maintained throughout and is of high standard throughout.

## ENTRANCE HALL

Welcoming entrance hall leading into the lounge

## DOWNSTAIRS WC 2' 11" x 6' 7" (0.91m x 2.03m)

Low level WC and vanity unit hand wash basin. Frosted window to the front



## LIVING ROOM 16' 2" x 13' 11" (4.95m x 4.26m)

Spacious living area with stairs leading up to the first floor accommodation. Complete with a bay window to the front elevation and under stairs alcove perfect for storage. TV point. Leads into the kitchen and dining room.



## KITCHEN/DINING ROOM 16' 4" x 7' 11" (4.98m x 2.43m)

Open plan kitchen and dining area. Fitted with matching wall and base units, modernised throughout. Integrated oven, hob and extractor. Space for washing machine, dishwasher and American fridge freezer. Window to rear and double French doors lead into the rear garden



## BEDROOM ONE 10' 0" x 10' 1" (3.06m x 3.08m)

Double master bedroom with window to the front elevation.



**BEDROOM TWO** 12' 2" x 11' 9" (3.72m x 3.6m)

Second double bedroom with window to the rear elevation.



**REAR GARDEN**



**BEDROOM THREE** 6' 10" x 7' 1" (2.1m x 2.17m)

Currently being used as an office. Window to the front elevation



**BATHROOM**

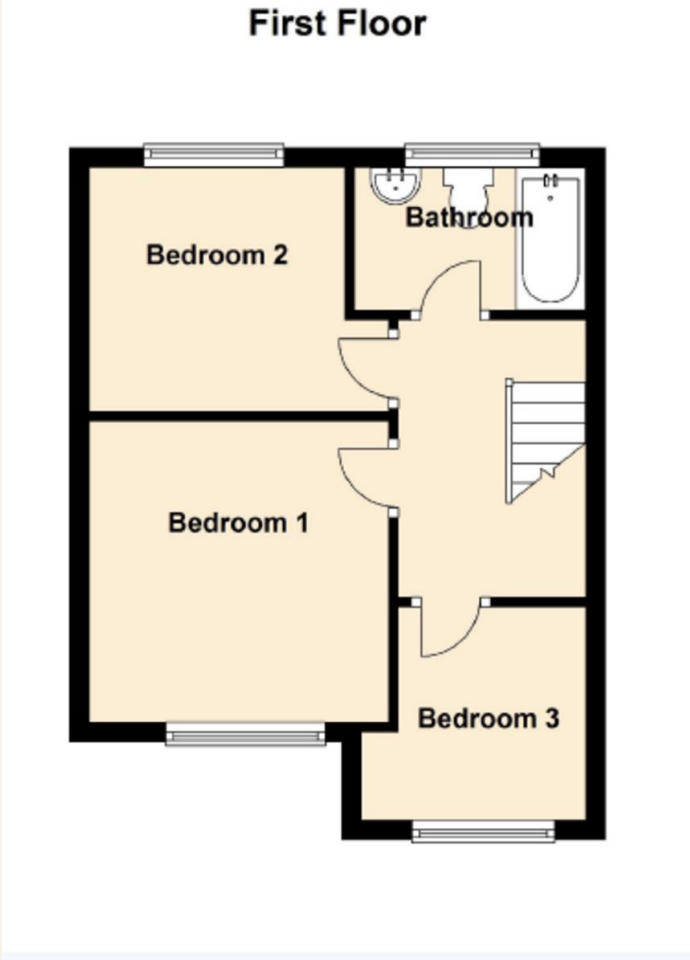
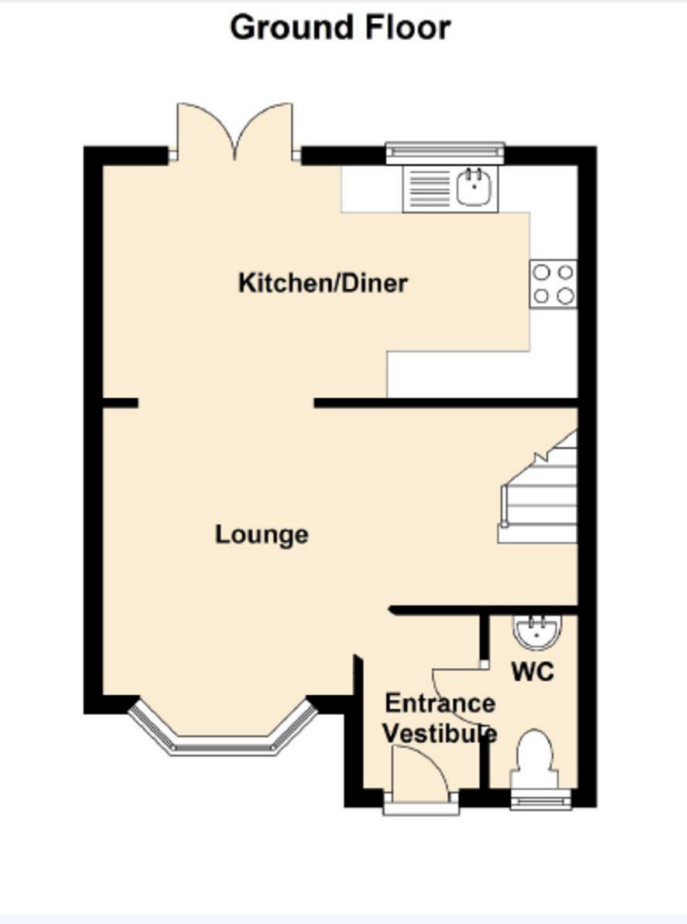
Fitted with a bath with over head shower, low level WC and pedestal hand wash basin. Frosted window to the rear.





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This plan is included as a guide to layout only. Dimensions are approximate. Do not scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



## Important Notice

These particulars have been prepared to comply with the Consumer Protection from Unfair Trading Regulations 2008, and whilst every care has been taken to ensure accuracy, it is stressed they must be used as a guide only and do not constitute any part of an offer or contract. Services and appliances have not been tested. No responsibility is taken for error, omission or misunderstanding. The floor plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate; do not scale.