

## Boardman Street, Manchester, M30 0FQ



**Offers in excess of £110,000**

**\*\*NO CHAIN\*\*VACANT POSSESSION\*\*3 BEDROOMS\*\*** Barlow White are pleased to bring to the market this end terraced **SPACIOUS PROPERTY**. Downstairs comprises of an **ENCLOSED PORCH** leading into a spacious hallway, a through **LOUNGE / DINING ROOM** that could easily be separated with doors, a **SPACIOUS MODERN KITCHEN** with an extra space to the rear ideal for storage and a **CELLAR**. Upstairs there are 3 **GENEROUS SIZED BEDROOMS** and a **MODERN FAMILY BATHROOM** with a **FREESTANDING SHOWER**. With **GAS CENTRAL HEATING, DOUBLE GLAZING, a LARGE REAR GARDEN** and on road parking. Located in an established residential area, close to Eccles Town centre, and good transport links, including, train, tram and motorway. Both Media City / Salford Quays and the Trafford Centre are within a short travelling distance. EPC: G

**PLEASE NOTE:** Purchasers will be required to pay a Buyer's Premium of £3000.00 including VAT in addition to the purchase price. You should take this into consideration when making your offer. Please call Barlow White on 01617880909 to arrange viewings or for more information.

### Hallway



Leading from an enclosed porch with power points, radiator and ceramic flooring.

### Lounge / Dining Room 25'2 x 11'11 (7.67m x 3.63m)



A through lounge / dining room with a bay window to the front and rear window, power points, TV aerial, telephone point, radiator and two living flame gas fires with wood surrounds.

### Kitchen / Diner 14'2 x 10'11 (4.32m x 3.33m)



Modern shaker style cream units with a grey marble effect work surface. Both floor standing and wall mounted units with an electric oven, halogen hob and extractor. Space for washer /dryer, fridge / freezer and dishwasher. Rear facing window and external door, radiator, ceramic flooring and under unit tiling. There is a small additional room off the kitchen ideal for boots and coats.



**Bathroom**  
8'9 x 7'8 (2.67m x 2.34m)



A four piece white bathroom suite with chrome fittings, comprising of a bath, pedestal sink, w/c and freestanding shower. Tiled floor with part tiled walls, towel radiator and a side facing window.

**Bedroom One**  
15'11 x 12'0 (4.85m x 3.66m)



With power points, TV aerial and telephone point, radiator, front aspect window and carpeted flooring.

**Bedroom Two**  
11'0 x 10'3 (3.35m x 3.12m)



Power points, radiator, rear aspect window and laminate flooring.

**Bedroom Three**  
10'0 x 11'4 (3.05m x 3.45m)



Power points, radiator, rear aspect window and carpeted flooring.

**Externally**



A small walled space to the front with a wrought iron gate and a large enclosed rear garden with lawns.

