



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Boardman Street, Manchester, M30 0FQ

### Offers Over £300,000

#### AN IDYLIC FAMILY HOME

Nestled in the sought-after area of Eccles, Manchester, this exceptional semi-detached house is now available for those seeking a spacious and versatile family home. The property is bursting with potential for home improvements and boasts an impressive amount of indoor and outdoor space, making it perfect for both relaxation and entertaining.

As you enter, you will be greeted by a neutral décor that creates a warm and inviting atmosphere throughout. The ground floor features two well-proportioned living areas, ideal for family gatherings or quiet evenings in. The fantastic kitchen extension is a true highlight, providing ample room for culinary creativity and socialising with loved ones.

The first floor comprises three generously sized bedrooms, offering comfortable accommodation for family members or guests. Ascend to the second floor, where you will find a magnificent main bedroom that serves as a private retreat boasting an en suite bathroom. Additionally, the converted cellar currently functions as a fifth bedroom, showcasing the property's flexibility to adapt to your needs. Outside, the stunning garden space is a true oasis, complete with a fully equipped storage shed and an enviable pond that the current owner is set to complete with a waterfall feature. This outdoor area is perfect for enjoying sunny days or hosting summer barbecues.

With three bathrooms, this home ensures convenience for busy families. The property is a blank canvas, allowing potential buyers to personalise and make it their own. This is a rare opportunity to acquire a spacious and adaptable home in a desirable location. Do not miss your chance to view this remarkable property on Boardman Street.

# Boardman Street, Manchester, M30 0FQ

Offers Over £300,000

 5  3  2  C

- Spacious Semi Detached Property
- Spread Across Four Floors
- On Street Parking
- EPC Rating C

- Five Bedrooms
- Bursting with Potential for Home Improvements
- Tenure Freehold

- Three Bathrooms
- Garden to Rear
- Council Tax Band B

## Ground Floor

### Entrance Vestibule

3'5 x 2'7 (1.04m x 0.79m)

Solid wood double glazed frosted leaded front door, coving and hardwood single glazed door to hall.

### Hall

12'0 x 3'5 (3.66m x 1.04m)

Central heating radiator, corbel, wood effect laminate flooring, hardwood doors leading to two reception rooms and stairs to first floor.

### Reception Room One

14'2 x 12'1 (4.32m x 3.68m)

UPVC double glazed bay window, central heating radiator, coving, gas fire with granite effect hearth and surround and television point.

### Reception Room Two

16'2 x 12'9 (4.93m x 3.89m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and door to kitchen.

### Kitchen

18'2 x 8'11 (5.54m x 2.72m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units with granite effect work surfaces, stainless steel sink and drainer with mixer tap, integrated oven with five ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, spotlights, smoke detector, wood effect lino flooring, door to stairs to lower ground floor and UPVC double glazed door to rear.

## Lower Ground Floor

### Landing

3'3 x 3'2 (0.99m x 0.97m)

Spotlights, tiled flooring, doors leading to reception room/bedroom five and wet room.

### Reception Room/Bedroom Five

28'2 x 12'2 (8.59m x 3.71m)

Two UPVC double glazed windows, central heating radiator, two storage cupboards, fitted wardrobe and wood effect laminate flooring.

## Wet Room

9'3 x 2'10 (2.82m x 0.86m)

Bidet, dual flush WC, vanity top marble wash basin with mixer tap, walk-in direct feed rainfall shower, tiled elevations, spotlights, extractor fan and tiled flooring.

## First Floor

### Landing

19'0 x 4'11 (5.79m x 1.50m)

Smoke detector, doors leading to three bedrooms, bathroom and stairs to second floor.

### Bedroom Two

16'0 x 11'10 (4.88m x 3.61m)

Two UPVC double glazed windows and central heating radiator.

### Bedroom Three

13'3 x 10'9 (4.04m x 3.28m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

9'9 x 8'11 (2.97m x 2.72m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bathroom

7'4 x 5'9 (2.24m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with overhead direct feed shower, tiled elevations and tiled flooring.

## Second Floor

### Landing

5'6 x 4'10 (1.68m x 1.47m)

Smoke detector and door to bedroom one.

### Bedroom One

16'8 x 15'0 (5.08m x 4.57m)

UPVC double glazed window, central heating radiator, loft access and door to en suite.

### En Suite

9'9 x 7'9 (2.97m x 2.36m)

Central heating radiator, pedestal wash basin with mixer tap,

electric feed corner shower enclosed, dual flush WC, tiled elevations, spotlights and lino flooring.

## External

### Rear

Enclosed garden with laid to lawn, paving, bedding and pergola.

### Front

Paved forecourt.



Tel: 01617939622

www.keenans-estateagents.co.uk