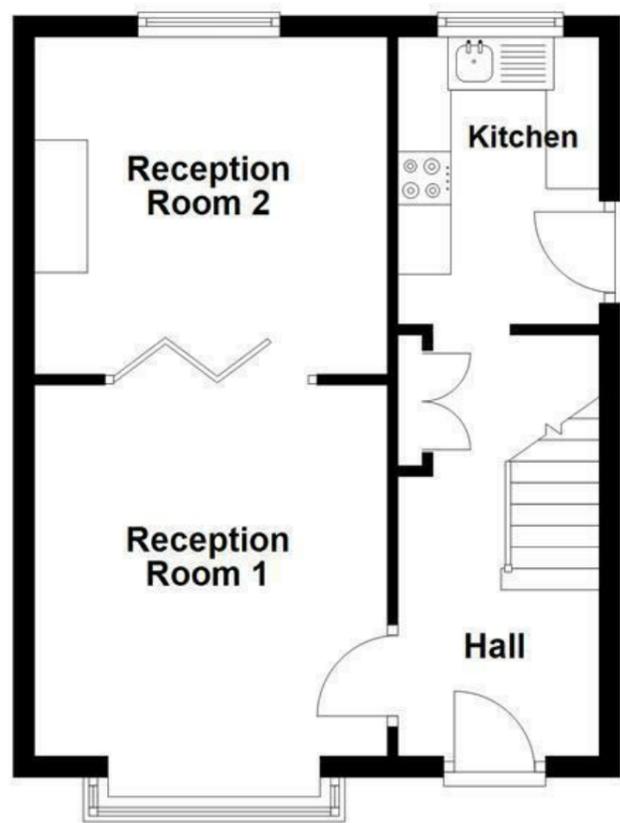
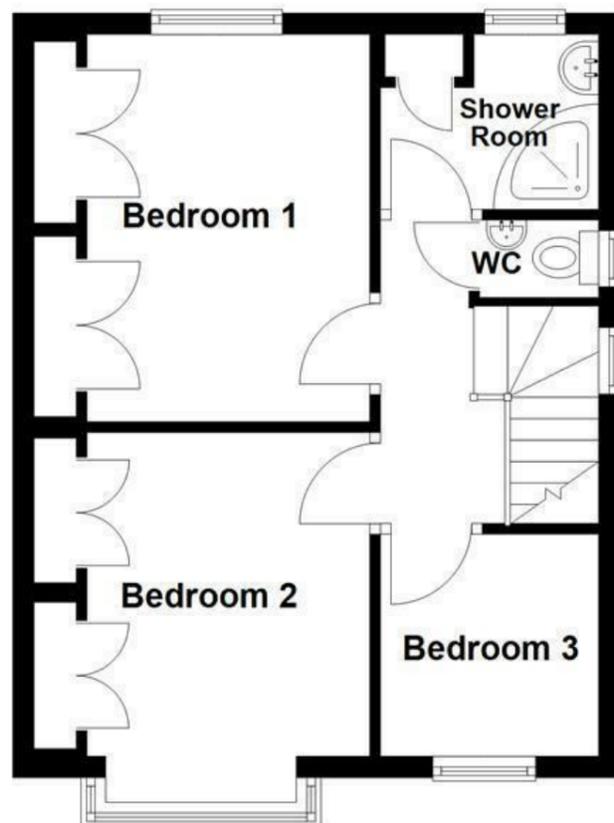


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

## Blandford Road, Manchester, M30 8WA

### £260,000

THREE-BEDROOM SEMI-DETACHED HOME IN MANCHESTER

Situated on the charming Blandford Road in Eccles, Manchester, this delightful semi-detached house offers a perfect blend of comfort and practicality for modern family living. With three well-appointed bedrooms located on the upper floor, this home is designed to accommodate the needs of a busy household.

The generous reception room provides a welcoming space that seamlessly connects to the dining room, creating an ideal setting for both relaxation and entertaining. The well-proportioned kitchen is functional and inviting, making meal preparation a pleasure.

Upstairs, you will find not only the three bedrooms but also a convenient shower room and a separate WC, ensuring that morning routines run smoothly for everyone.

Outside, the property boasts a rear garden, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, off-road parking and a detached garage is available, providing ease and security for your vehicles.

This property is a wonderful opportunity for those seeking a family home in a friendly neighbourhood, with all the essential amenities within easy reach. Don't miss the chance to make this lovely house your new home.

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# Blandford Road, Manchester, M30 8WA

£260,000



- Semi Detached Property
- Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Two Piece Shower Room and Separate WC
- Low Maintenance Externals
- Council Tax Band B

## Ground Floor

### Entrance Hall

13'1 x 6'3 (3.99m x 1.91m )

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, smoke detector, wood effect laminate flooring, fitted storage, door to reception room one, open to kitchen and stairs to first floor.

### Reception Room One

11'6 x 10'11 (3.51m x 3.33m)

UPVC double glazed box bay window, central heating radiator, wood effect laminate flooring and bi-folding door to reception room two.

### Reception Room Two

12'2 x 10'7 (3.71m x 3.23m)

UPVC double glazed window, central heating radiator, living flame gas fire with quartz surround and wood effect laminate flooring.

## Kitchen

8'10 x 6'6 (2.69m x 1.98m )

UPVC double glazed window, range of wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, plumbing for washing machine, wood effect laminate flooring, under stairs storage and composite double glazed frosted door to side elevation.

## First Floor

### Landing

9'5 x 7'6 (2.87m x 2.29m )

UPVC double glazed frosted window, wood effect laminate flooring, doors leading to three bedrooms, shower room and WC.

### Bedroom One

12'0 x 9'4 (3.66m x 2.84m )

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

### Bedroom Two

10'7 x 10'0 (3.23m x 3.05m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

### Bedroom Three

6'11 x 6'9 (2.11m x 2.06m)

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

## Shower Room

7'4 x 5'5 (2.24m x 1.65m )

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, direct feed shower enclosed, integrated storage, partially tiled elevations and wood effect laminate flooring.

## WC

4'11 x 2'5 (1.50m x 0.74m )

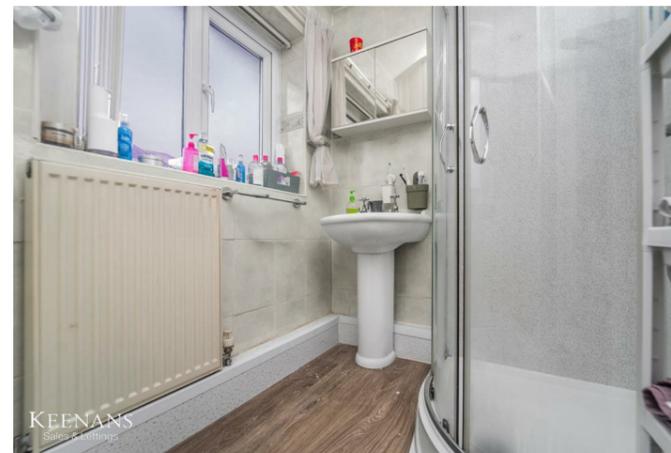
UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with mixer tap, tiled splashback and wood effect laminate flooring.

## External

### Rear

Enclosed paved garden with timber shed.

### Front



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