



BOSCOMBE AVENUE  
ECCLES

£260,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Boscombe Avenue, Eccles, M30 7DU

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this attractive THREE BEDROOM semi detached house, located on a quiet cul-de-sac just off Peel Green Road in Eccles benefiting from gas central heating and uPVC double glazing. In brief, this spacious property comprises; entrance hallway, a large living room and a modern fitted breakfast kitchen. To the first floor there are three bedrooms and a modern four piece white bathroom suite. To the exterior there are enclosed rear gardens, a detached garage and off road driveway parking. Situated on a fantastic plot, to the front there is a driveway providing ample off road parking for multiple vehicles which leads to a detached garage and into the rear where a low maintenance garden can be found. Located close to the M60 for superb access to the Trafford Centre, Media City, Manchester Airport and Eccles Town Centre. Take a short walk to Monton and Irlam, or a longer stroll directly down the canal to Salford Quays or even a 20 minute walk to the Trafford Centre. Both Eccles and the Trafford Centre metro-link stations are also within close proximity. Properties like this are in strong demand and do not stay on the market for long. Contact VitalSpace Estate





## Features

- Three Bedrooms
- Semi detached
- Cul-de-sac location
- Modern breakfast kitchen
- Driveway and gardens
- No onward chain
- Quiet cul-de-sac
- Close To The M60
- Perfect family home
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2012

Tenure: Leasehold - Ground rent - £7.00 per annum / 928 years remaining

How old is the boiler and when was it last inspected? Gas central heating - serviced in 2020

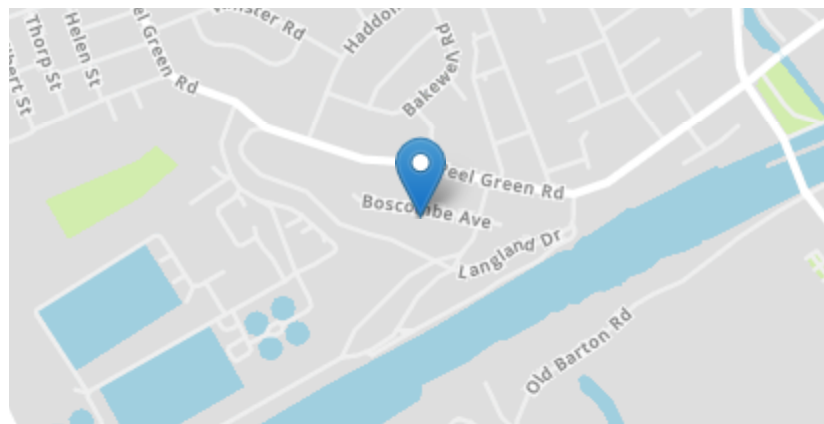
When was the property last rewired? Re-wired in 2015

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Sale of buy to let

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and



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

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**VITALSPACE**  
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