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ESTATE AGENTS

6 Orchard House, 318 Ellenbrook Road  
£450,000

# 6 Orchard House

Manchester

Millbrooke Estate Agents are delighted to offer for sale this incredible converted property at Orchard House, Boothstown.

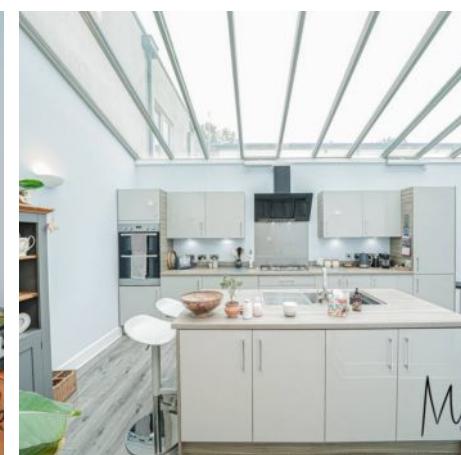
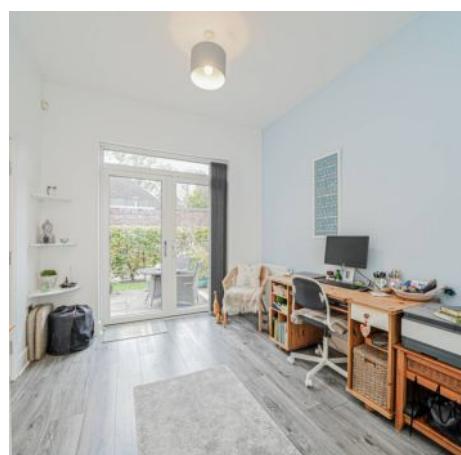
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Converted Miners Rescue Centre
- Picturesque Conservation Area
- Character Property
- Immaculately Presented Throughout
- Three Generous Double Bedrooms
- Master Suite with Walk-In Wardrobe and En-suite
- Fabulous Open-Plan Living
- Private South Facing Garden
- Driveway Parking for Two Cars
- Excellent Transport Links
- Many Local Amenities

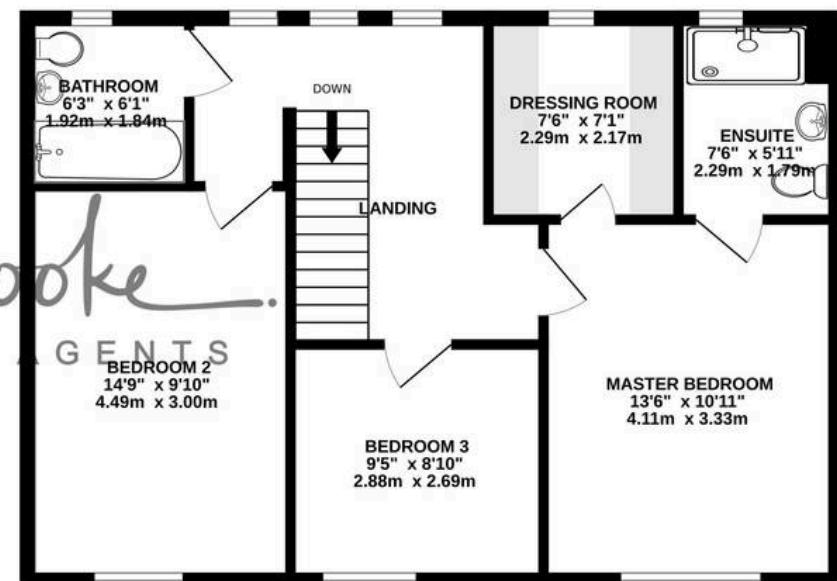
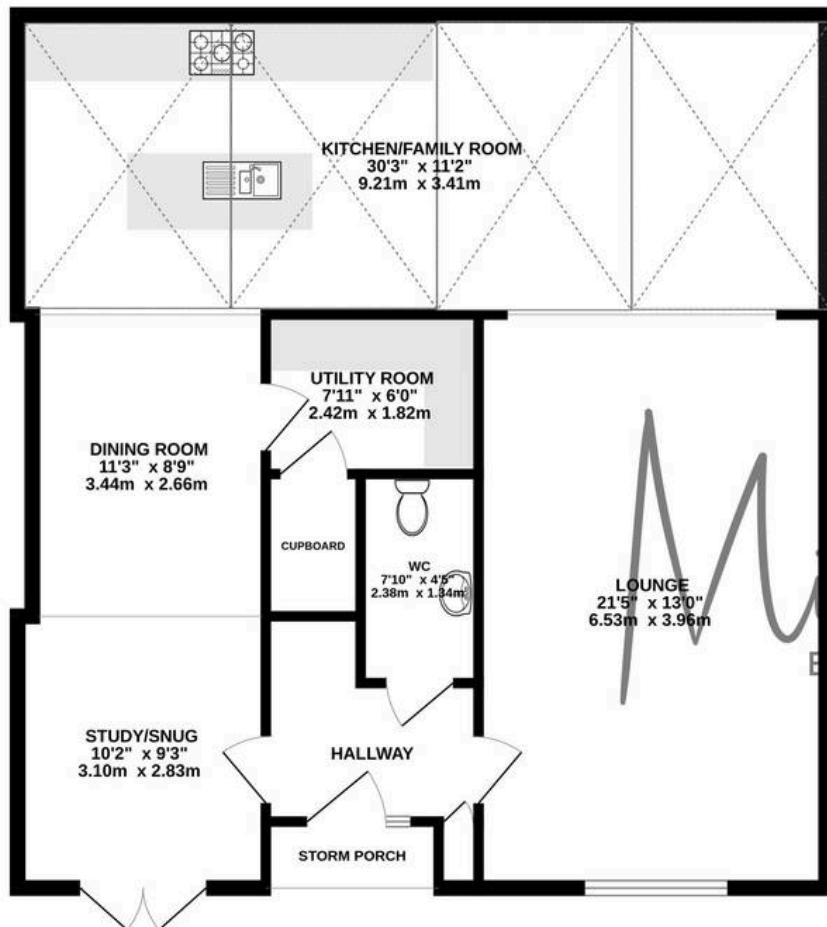






GROUND FLOOR  
980 sq.ft. (91.0 sq.m.) approx.

1ST FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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