



8 Orchard House, 318 Ellenbrook Road
£350,000

8 Orchard House

Manchester

Millbrooke Estate Agents are delighted to bring to the market this immaculately presented two-bedroom terraced house, set within the heart of Boothstown's picturesque conservation area
Council Tax band: C

Tenure: Leasehold

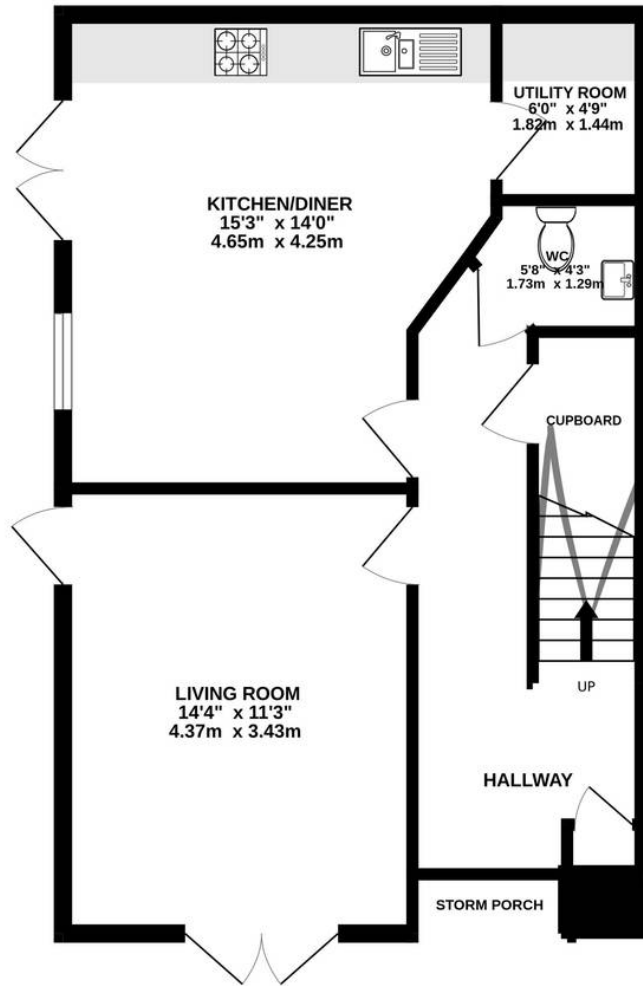
- Converted Miners Rescue Station
- Beautiful Attention to Detail
- Picturesque Conservation Area
- Immaculately Presented Throughout
- Spacious Kitchen / Diner with Separate Utility Room
- Generous Lounge with Built-In Media Wall
- Stylish Family Bathroom Plus En-suite to the Master and Guest W/C
- Driveway Parking for Two Cars
- Private South Facing Rear Garden / Courtyard
- Two Large Double Bedrooms



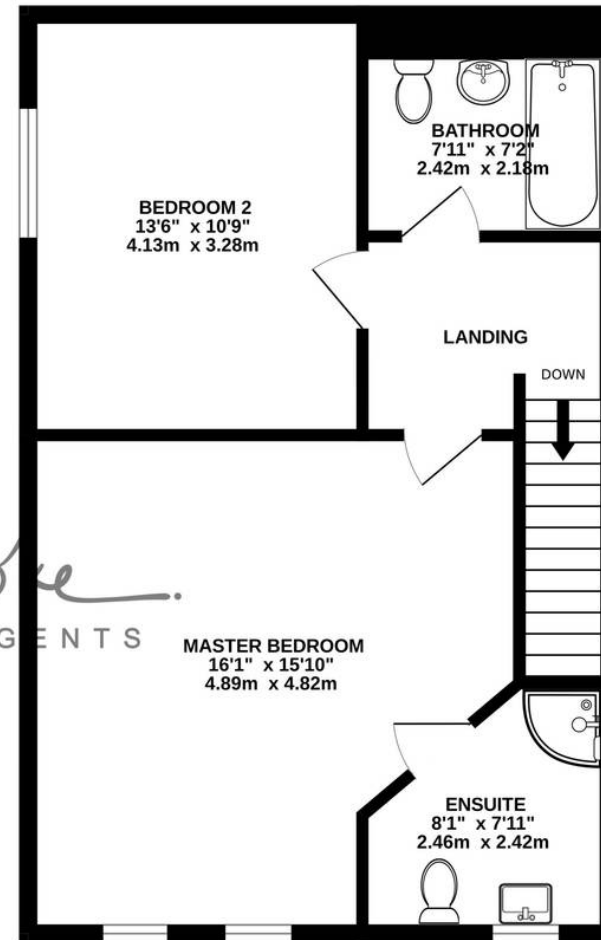




GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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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