



Breck Road, Eccles

Manchester



In Excess of **£250,000**

Breck Road

Eccles, Manchester

Beautifully presented extended semi-detached property on a corner plot in Winton Village. Two reception rooms, conservatory, fitted kitchen, Two double bedrooms with wardrobes, stylish bathroom. Gated driveway, landscaped garden. Potential for extensions. Ideal for families. Close to amenities. Viewing recommended!

Council Tax band: B

Tenure: Leasehold

- Beautifully Presented Extended Semi Detached Property, Occupying a Generous Corner Plot
- Situated on a Cul De Sac within The Popular Winton Village
- Two Reception Rooms & a Conservatory
- Fitted Kitchen with Integrated Appliances
- Two Double Bedrooms Complete with Fitted Wardrobes
- Timeless Three Piece White Bathroom Suite
- Gated Driveway to the Front & Beautifully Kept Rear Garden
- Located within Catchment to Highly Sought After Schooling
- Excellently Located Close to Amenities & Transport Links



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Entrance Hallway

Complete with a uPVC front door, wall light point and carpet flooring.

Reception Room One

12' 8" x 12' 5" (3.86m x 3.78m)

Featuring an electric fire. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

Reception Room Two

15' 9" x 9' 9" (4.80m x 2.97m)

Featuring a gas fire. Complete with two ceiling light points, double glazed window and wall mounted radiator. Fitted with carpet flooring. Storage cupboard.

Kitchen

11' 6" x 8' 2" (3.51m x 2.49m)

Featuring complementary fitted units with composite sink, integral fridge freezer (undercounter), electric oven and gas hob. Complete with ceiling light point, two double glazed windows and uPVC door. Fitted with luxury vinyl tile flooring.

Conservatory

11' 7" x 6' 9" (3.53m x 2.06m)

Complete with two ceiling light points, French doors and tiled flooring.

Landing

Complete with a wall light point, double glazed window and carpet flooring. Loft access.

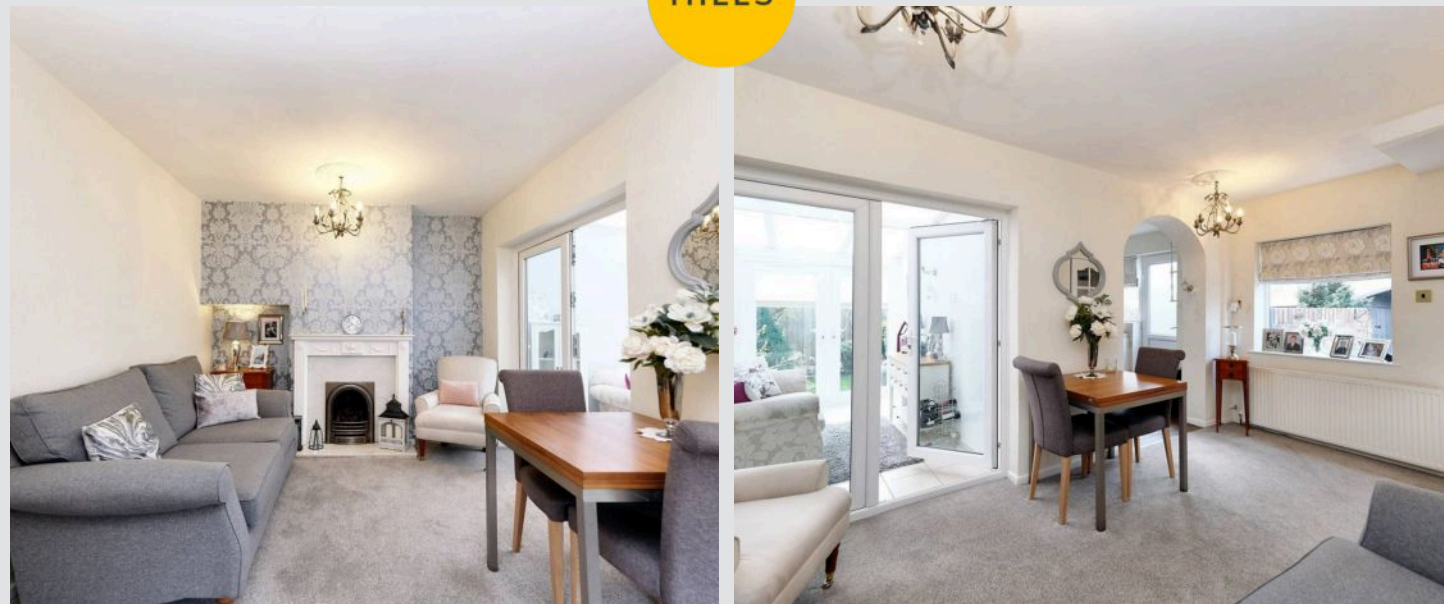
Bedroom One

13' 9" x 12' 3" (4.19m x 3.73m)

Fitted with fitted wardrobes and dresser. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.



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Bedroom Two

10' 5" x 9' 0" (3.18m x 2.74m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bathroom

6' 6" x 5' 4" (1.98m x 1.63m)

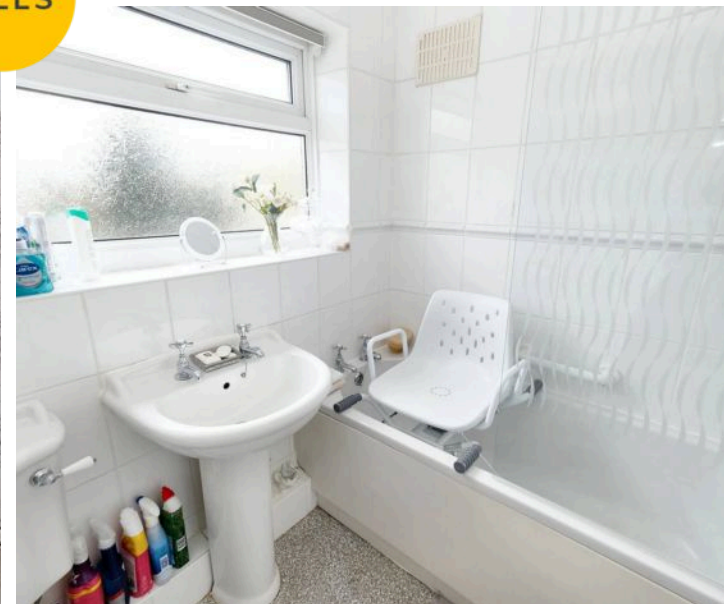
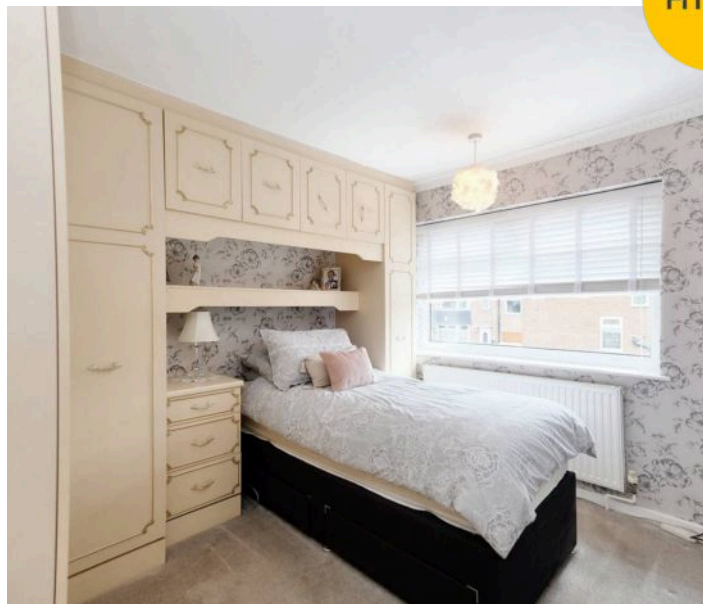
Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with tiled walls and lino flooring.

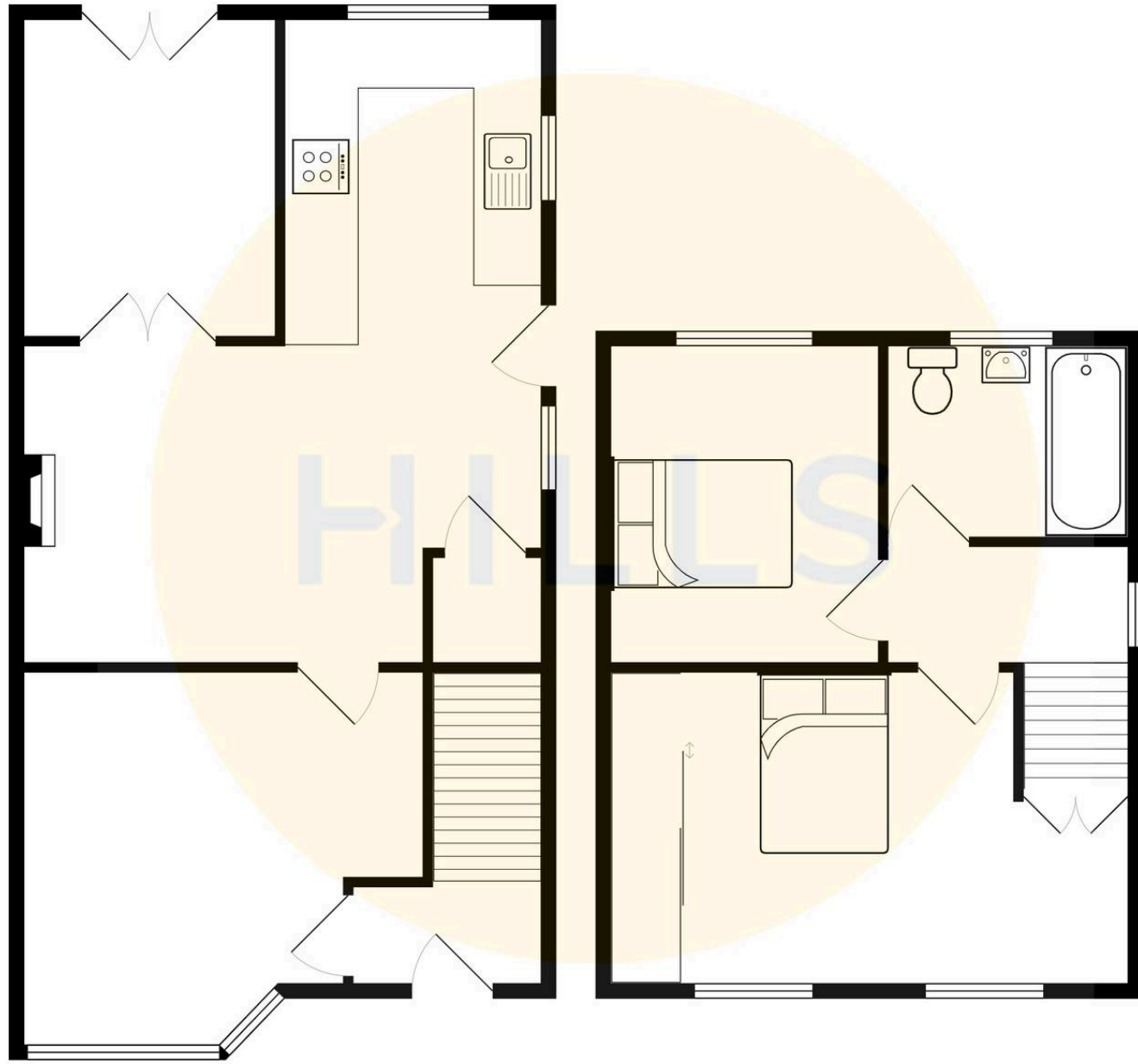
External

To the front of the property is a gated imprinted drive, lawn with planted borders. To the rear of the property is a garden with gated access, lawn with plated borders, shed with electric and raised decked seating area.



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