

# Braunston Close, Eccles

Manchester



In Excess of £215,000

# 6 Braunston Close

Eccles, Manchester

STOP! Are you looking for a property you can pack your bags and move into? LOOK NO FURTHER! This tastefully decorated two bedroom semi-detached property occupies a generous corner plot!

- Modern, Two Bedroom Semi-Detached Property
- Occupying a Generous Corner Plot
- Tastefully Decorated Throughout to a Good Standard
- Well-Presented Lounge with a Glass Balustrade on the Stairs
- Modern Kitchen Diner With Patio Doors to the Rear
- Two Well-Proportioned Bedrooms
- Modern Three-Piece Bathroom
- Driveway Providing Off-Road Parking
- Planning Permission in Place to Extend
- Viewing is Highly Recommended!



### Porch

Ceiling light point and a double-glazed window

### Lounge

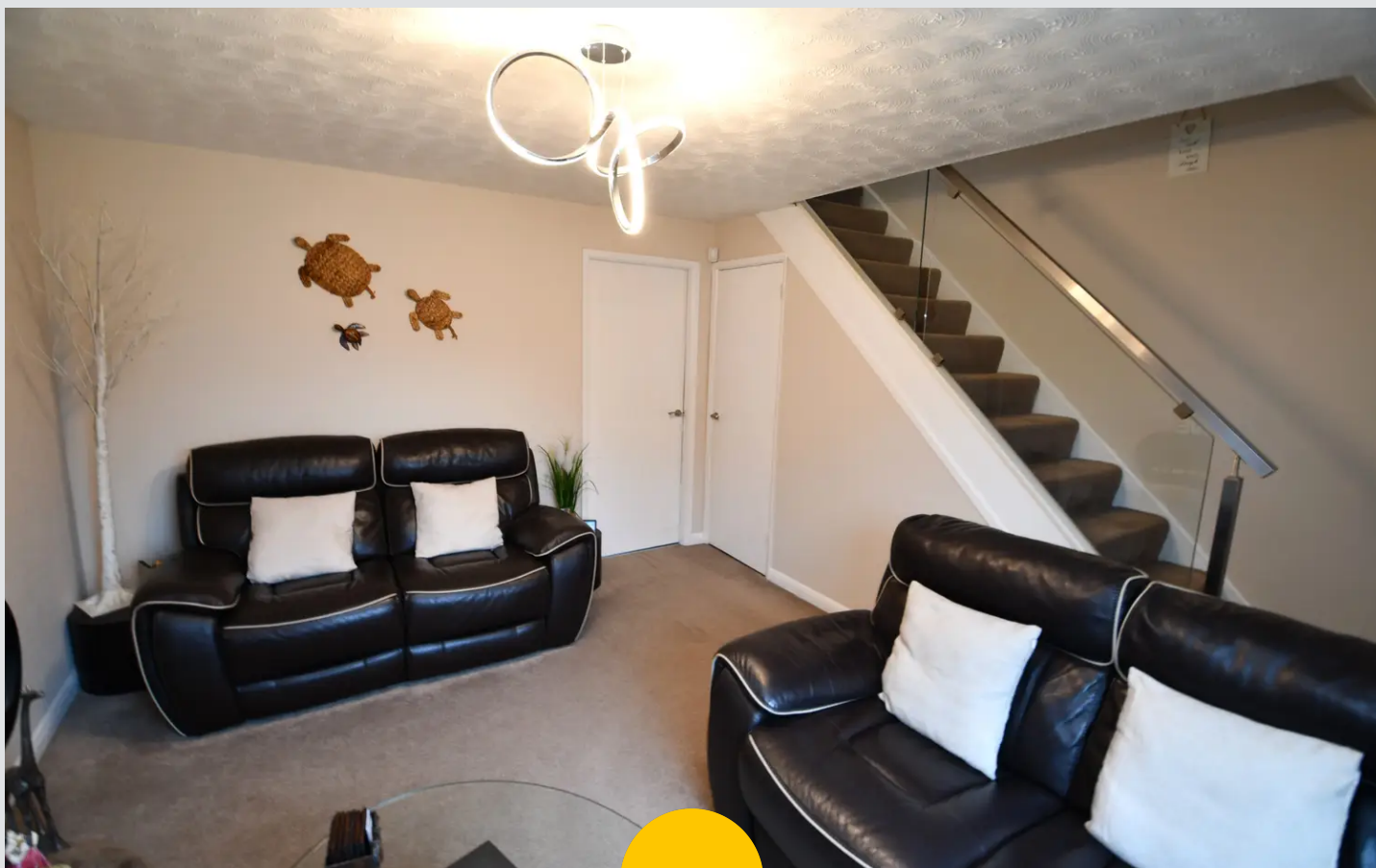
13' 9" x 13' 4" (4.18m x 4.06m)

Ceiling light point, double-glazed window, glass balustrade and a wall-mounted radiator

### Kitchen Diner

13' 8" x 8' 1" (4.17m x 2.46m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Four ring electric hob and plumbing for washing machine. Double glazed window to the rear, double glazed sliding doors to the rear, ceiling light point, part tiled walls and lino flooring.



### First Floor Landing

Double glazed window to the side, ceiling light point and carpeted floors.

### Bedroom One

11' 9" x 10' 5" (3.58m x 3.17m)

Ceiling light point, double-glazed window and a wall-mounted radiator

### Bedroom Two

9' 9" x 8' 0" (2.96m x 2.44m)

ceiling light point, double-glazed window and a wall-mounted radiator

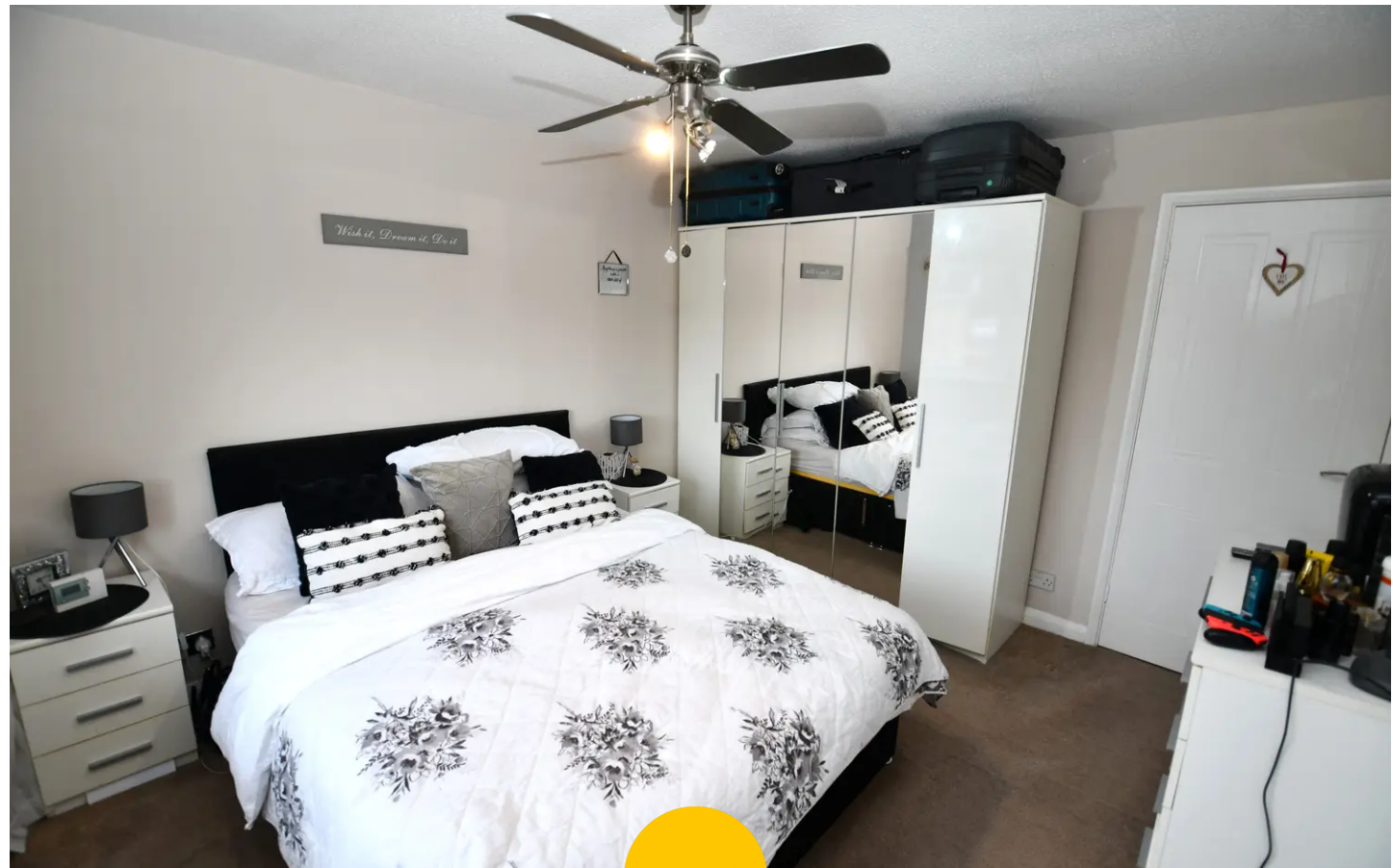
### Shower Room

6' 6" x 5' 6" (1.97m x 1.67m)

Fitted with a three-piece suite including a hand wash basin, WC and shower. A ceiling light point, double glazed window and a wall-mounted radiator. Tiled walls and floor

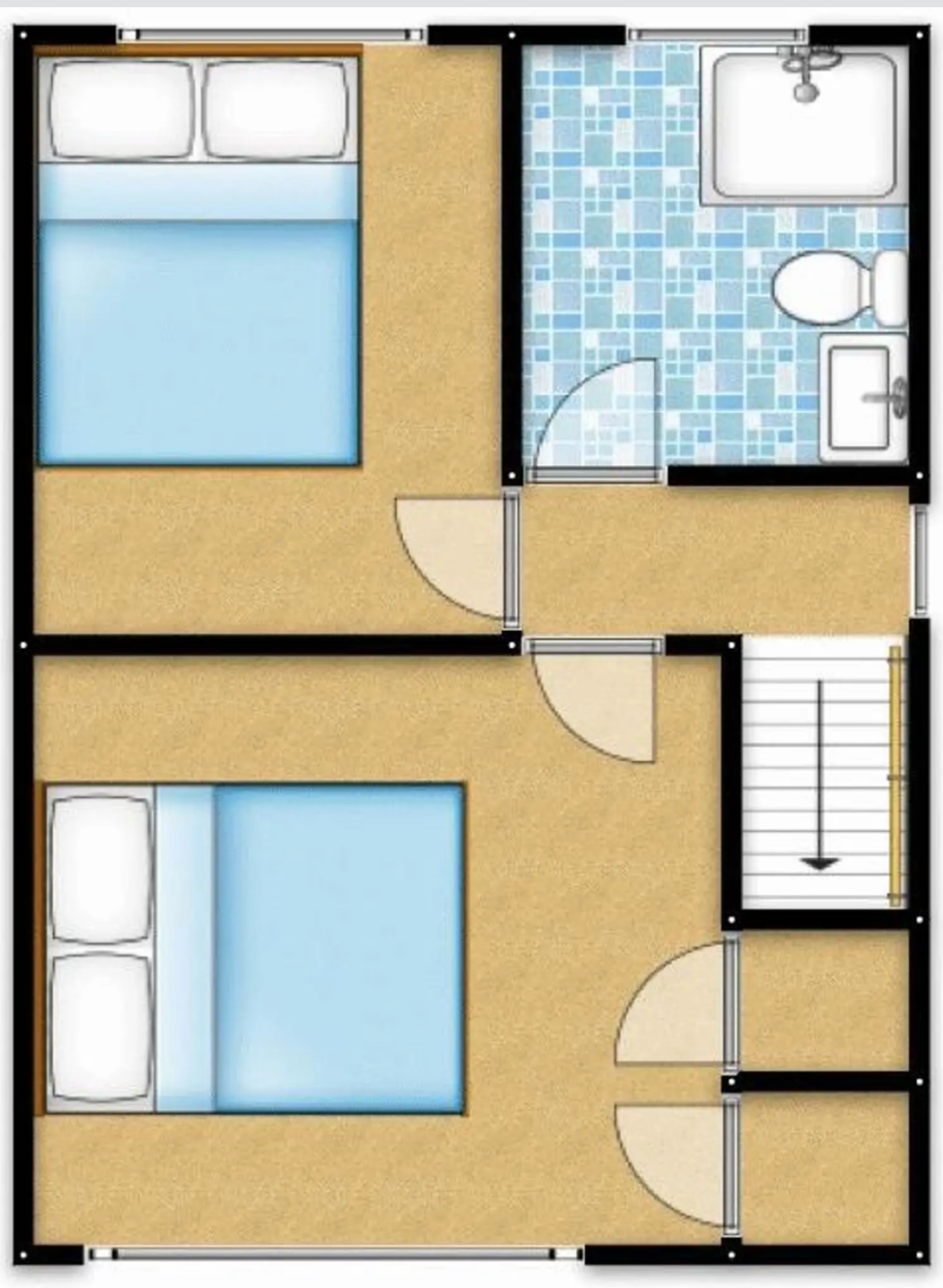
### Externally

A generous plot with a driveway for off-road parking to the front, along with laid-to-lawn grass, and a laid-to-lawn garden to the rear with a paved seating area.



HILLS







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