



Breck Road, Eccles

Manchester



In Excess of **£220,000**

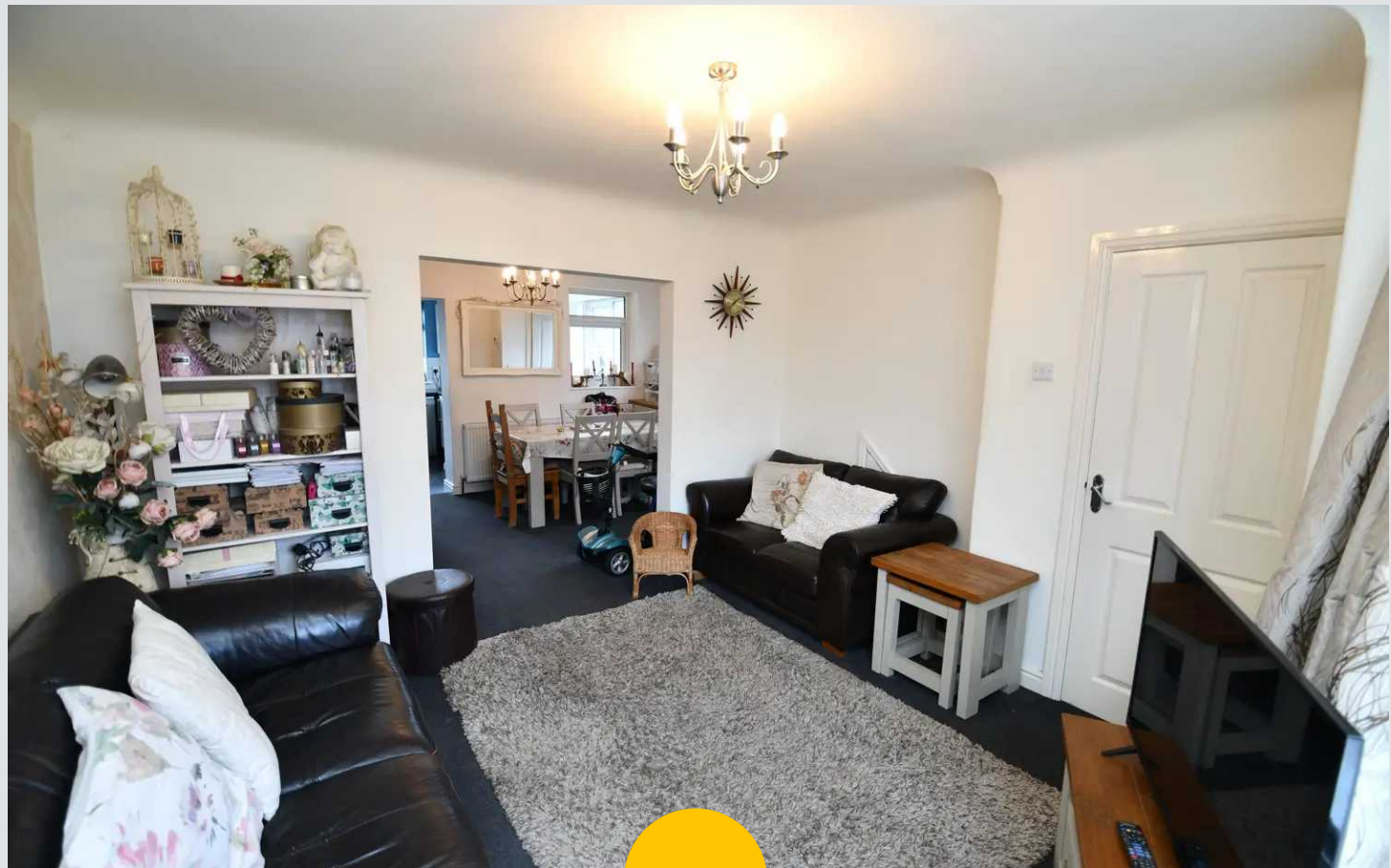
Breck Road

Eccles, Manchester

Two-bed semi-detached property in a quiet cul-de-sac. Potential for expansion with previous planning permission for double-story extension. Open living space, spacious bedrooms, and a private garden. Close to amenities, outstanding schools, and transport links. Ideal for first-time buyers or downsizers.

Council Tax band: B

- Extended Semi Detached Property with Previous Planning for a Double Story Side Extension
- Perfectly Positioned at the Bottom of a Cul De Sac
- Perfect First Buy or Downsize
- Bay Fronted Lounge that Seamlessly Flows in to the Dining Room
- Extended Fitted Kitchen to the Rear
- Two Double Bedrooms & Timeless White Shower Room to the First Floor
- Front & Rear Porch
- Large, Private Rear Garden & Off Road Parking to the Front
- Located in the Popular Winton Area
- Close to Excellent Amenities, Outstanding Schools & Fantastic Transport Links



Entrance Hallway

Complete with ceiling spotlights and wall mounted radiator.

Lounge

12' 10" x 12' 7" (3.90m x 3.83m)

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

Dining Room

15' 11" x 9' 11" (4.86m x 3.02m)

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

Kitchen

9' 8" x 9' 1" (2.94m x 2.76m)

Featuring complementary fitted units with integral hob, double oven and microwave. Space for a washing machine and dishwasher. Complete with ceiling spotlights, two double glazed windows and wall mounted radiator. Fitted with vinyl flooring.

Rear Porch

4' 10" x 3' 0" (1.47m x 0.91m)

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

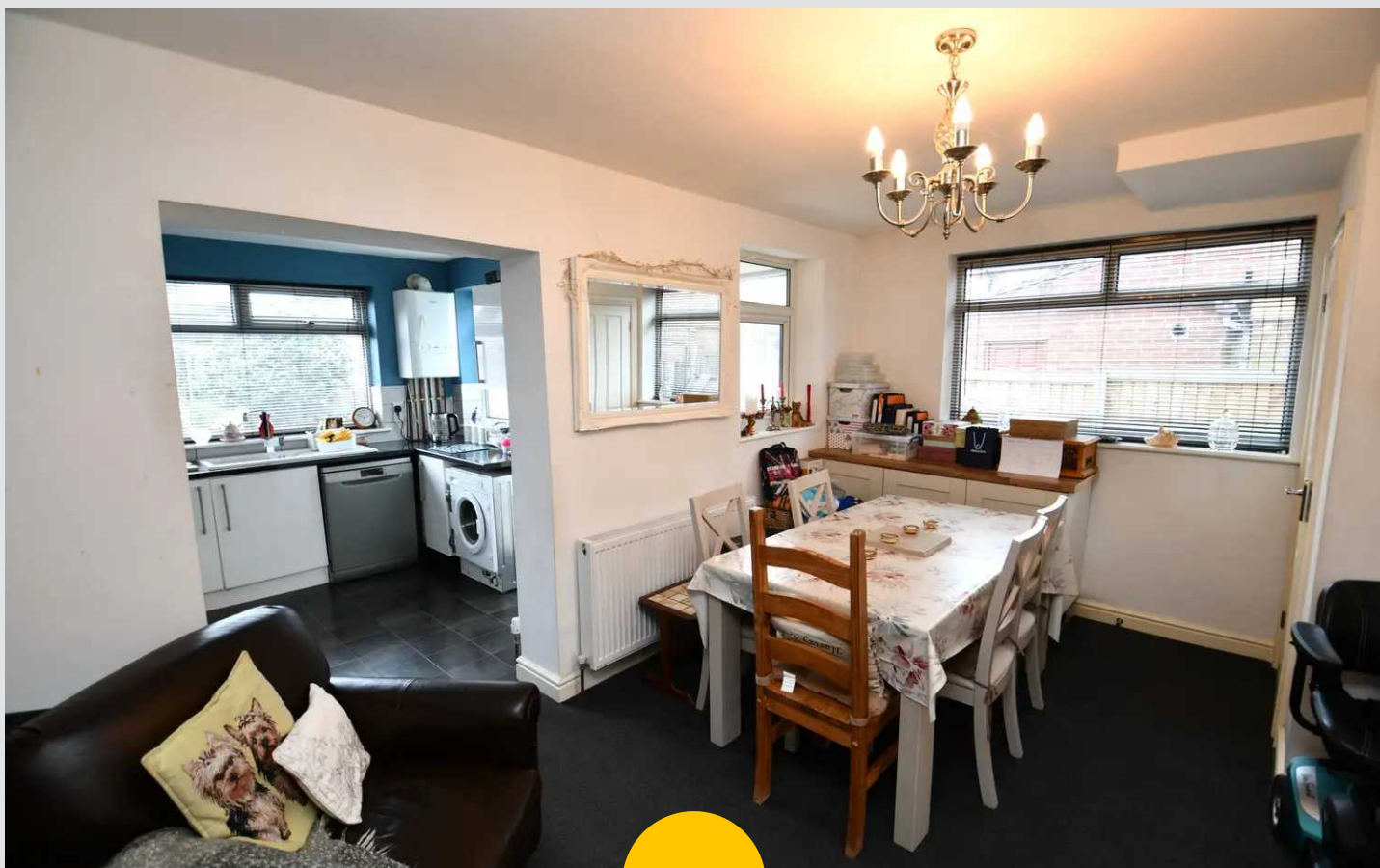
12' 8" x 9' 5" (3.87m x 2.88m)

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

Bedroom Two

10' 7" x 9' 0" (3.22m x 2.75m)

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



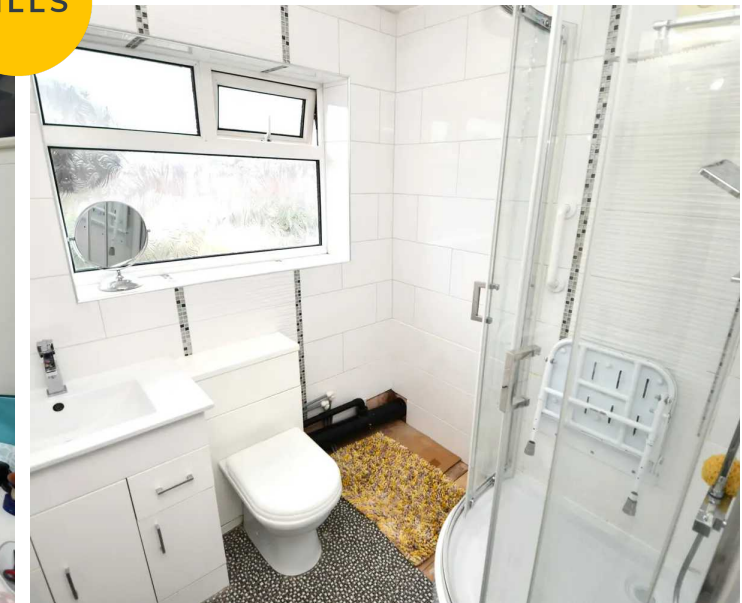
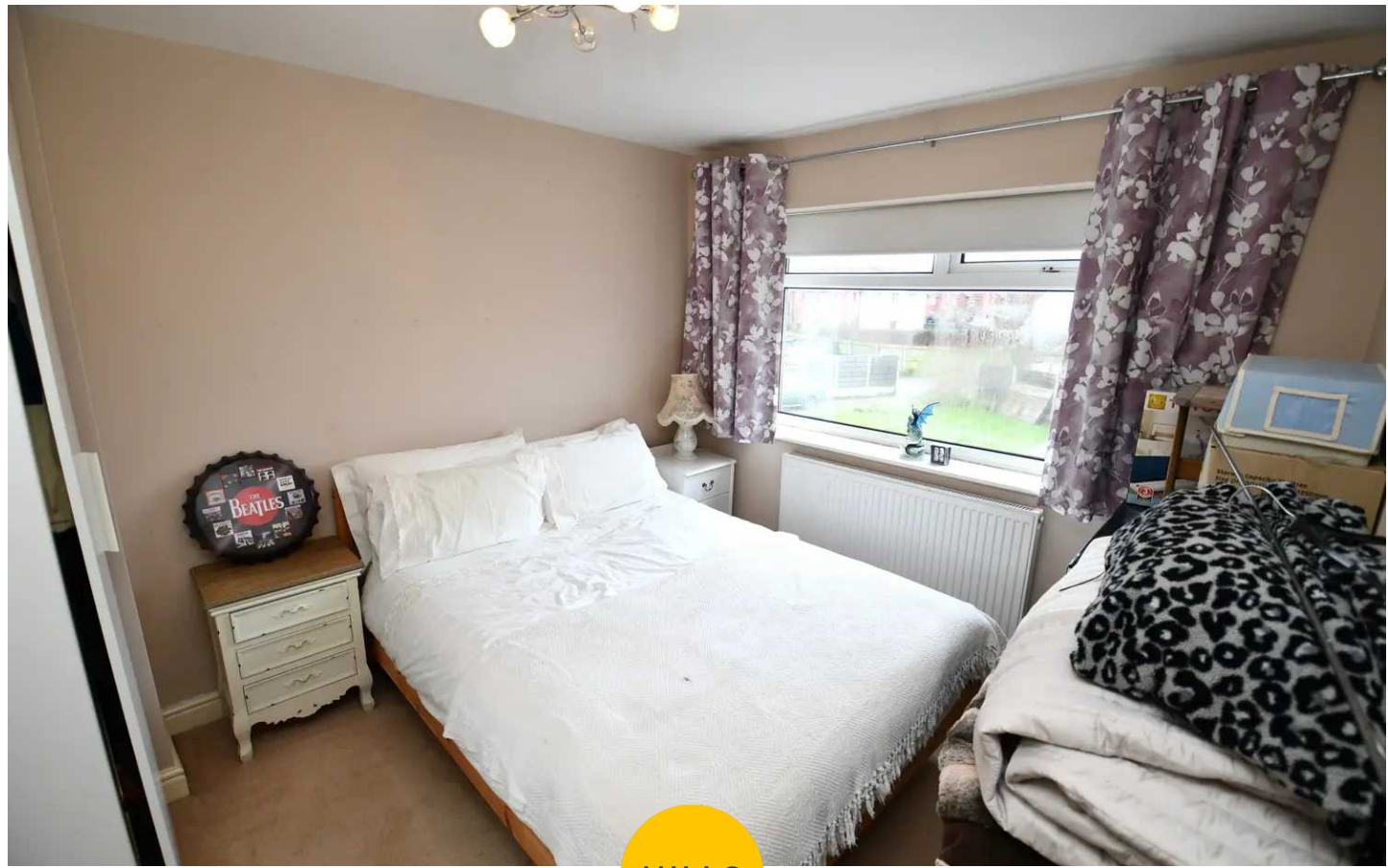
Shower Room

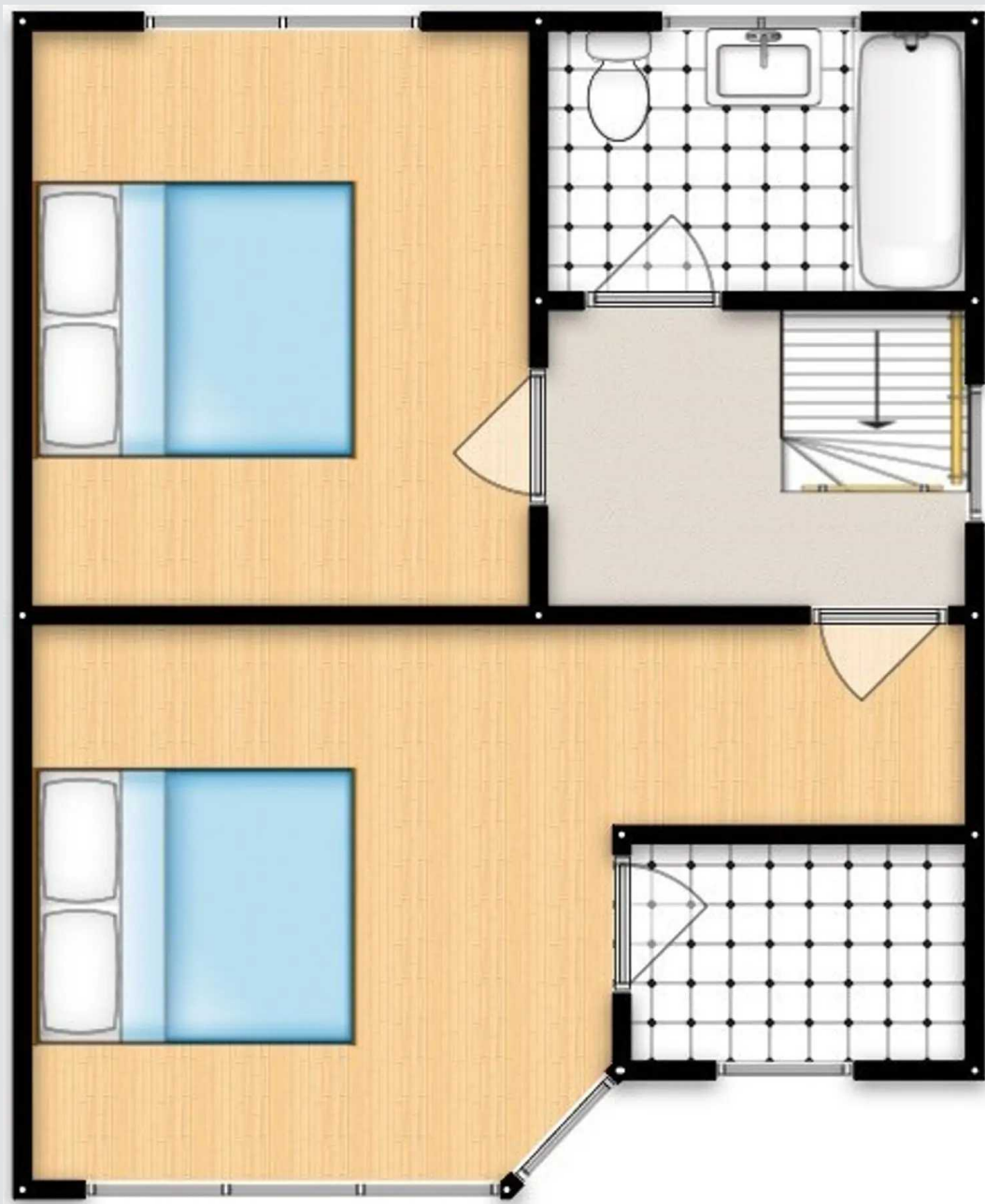
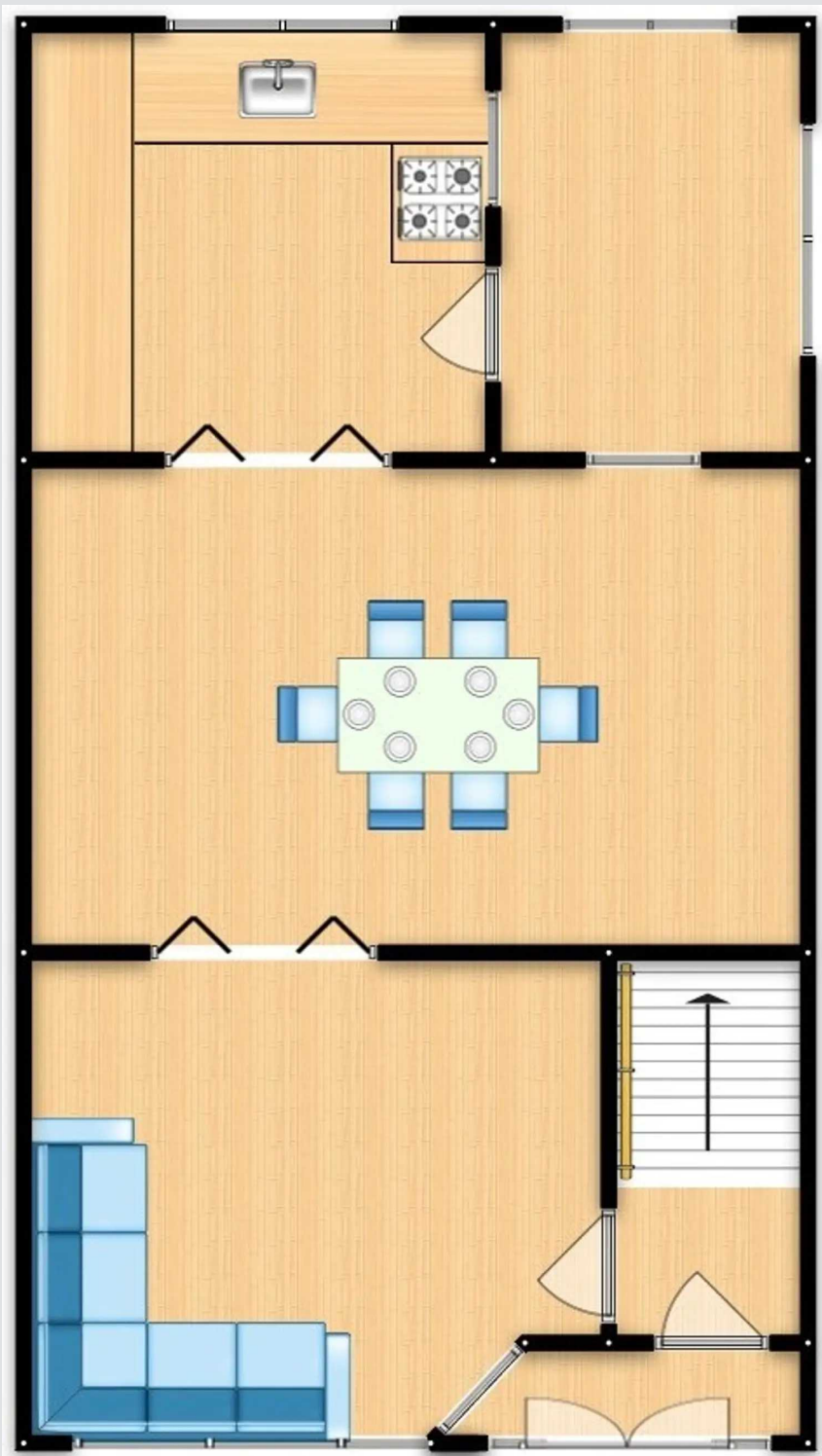
6' 6" x 5' 9" (1.99m x 1.75m)

Featuring a corner shower, hand wash basin and W.C.
Complete with ceiling spotlights, double glazed window,
tiled walls and vinyl flooring.

External

To the front of the property is a driveway providing off-
road parking. Garden space. To the rear of the property is
a generous mature garden with laid-to-lawn grass and
paving.







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