

Breck Road, Eccles

Manchester



In Excess of **£270,000**

1 Breck Road

Eccles, Manchester

****THREE DOUBLE BEDROOMS**** This three bedroom semi-detached property provides an abundance of space, within easy access of transport links throughout Manchester, and within walking distance of Monton Village, which is host to a fine array of bars and restaurants.

Council Tax band: C

Tenure: Leasehold

- Spacious Three Bedroom Semi-Detached Property
- Benefits from Three Double Bedrooms
- Generous, Three-Piece Family Bathroom
- Lounge and Dining Rooms Separated via an Archway
- Fitted Kitchen and a Conservatory
- Garden to the Rear with Paving and Laid-to-Lawn Grass
- Driveway and an Integral Garage Providing Off-Road Parking
- Close to Local Schooling and Excellent Transport Links Throughout Manchester
- Ideal for Someone Looking to Put Their Own Stamp on a Property
- Viewing is Highly Recommended!



HILLS

Porch

Entrance Hallway

Ceiling light point and a wall-mounted radiator

Lounge

12' 7" x 12' 2" (3.83m x 3.70m)

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

Dining Room

9' 11" x 8' 10" (3.01m x 2.69m)

Ceiling light point, wall-mounted radiator and sliding doors to the conservatory

Conservatory

9' 7" x 7' 2" (2.91m x 2.19m)

Kitchen

12' 6" x 12' 2" (3.82m x 3.72m)

Complementary fitted units with integrated hob oven, sink and drainer unit. Space for a washer. Wall-mounted radiator



Landing

Ceiling light point

Bedroom One

16' 0" x 12' 4" (4.89m x 3.76m)

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

Bedroom Two

14' 6" x 9' 5" (4.42m x 2.88m)

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

Bedroom Three

10' 7" x 9' 2" (3.23m x 2.79m)

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

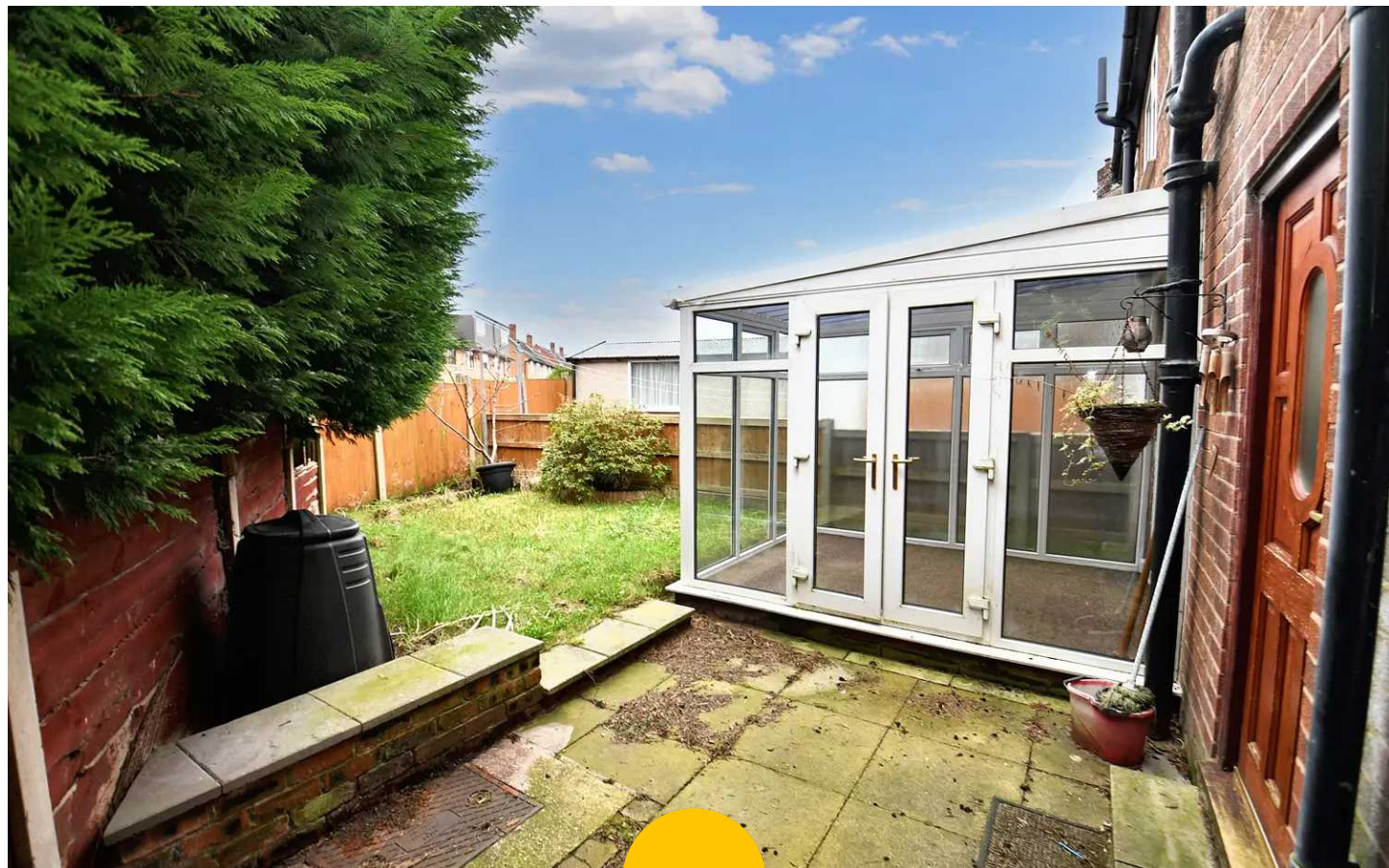
Bathroom

11' 11" x 5' 6" (3.64m x 1.67m)

Featuring a corner bath, hand wash basin and W.C. Complete with ceiling spotlights, two double glazed windows, part-tiled walls and vinyl flooring.

Externally

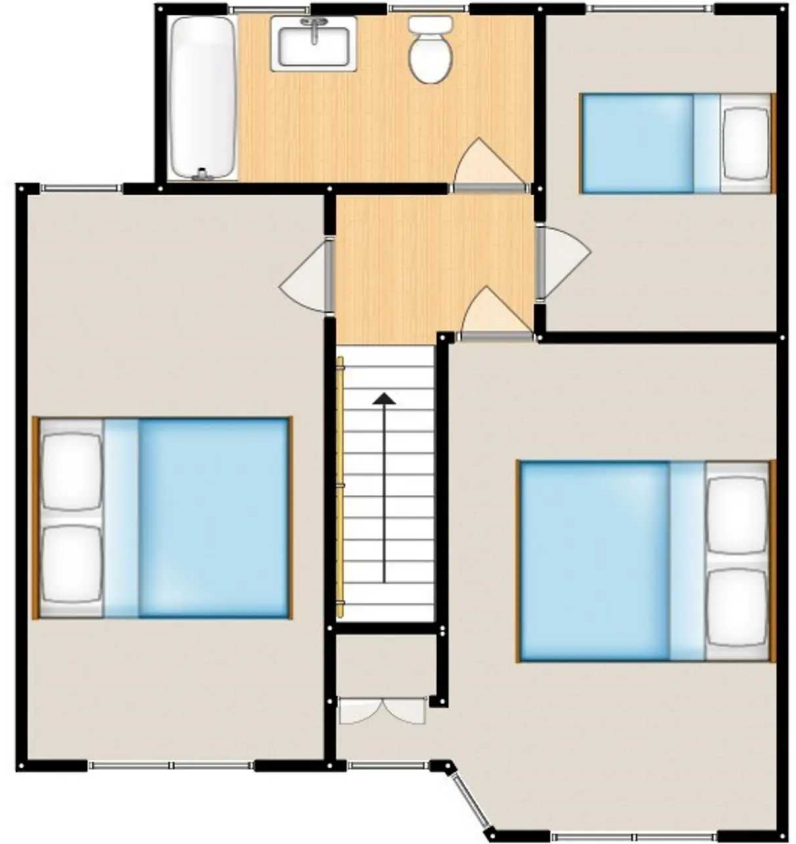
Driveway to the front providing off-road parking. Garden to the rear with paving and laid-to-lawn grass.



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