

Braunston Close, Eccles

Manchester



In Excess of £215,000

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!
Council Tax band: B

Tenure: Leasehold

- 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)

LED 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 granite, roll top work surfaces and integrated black 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, LED 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

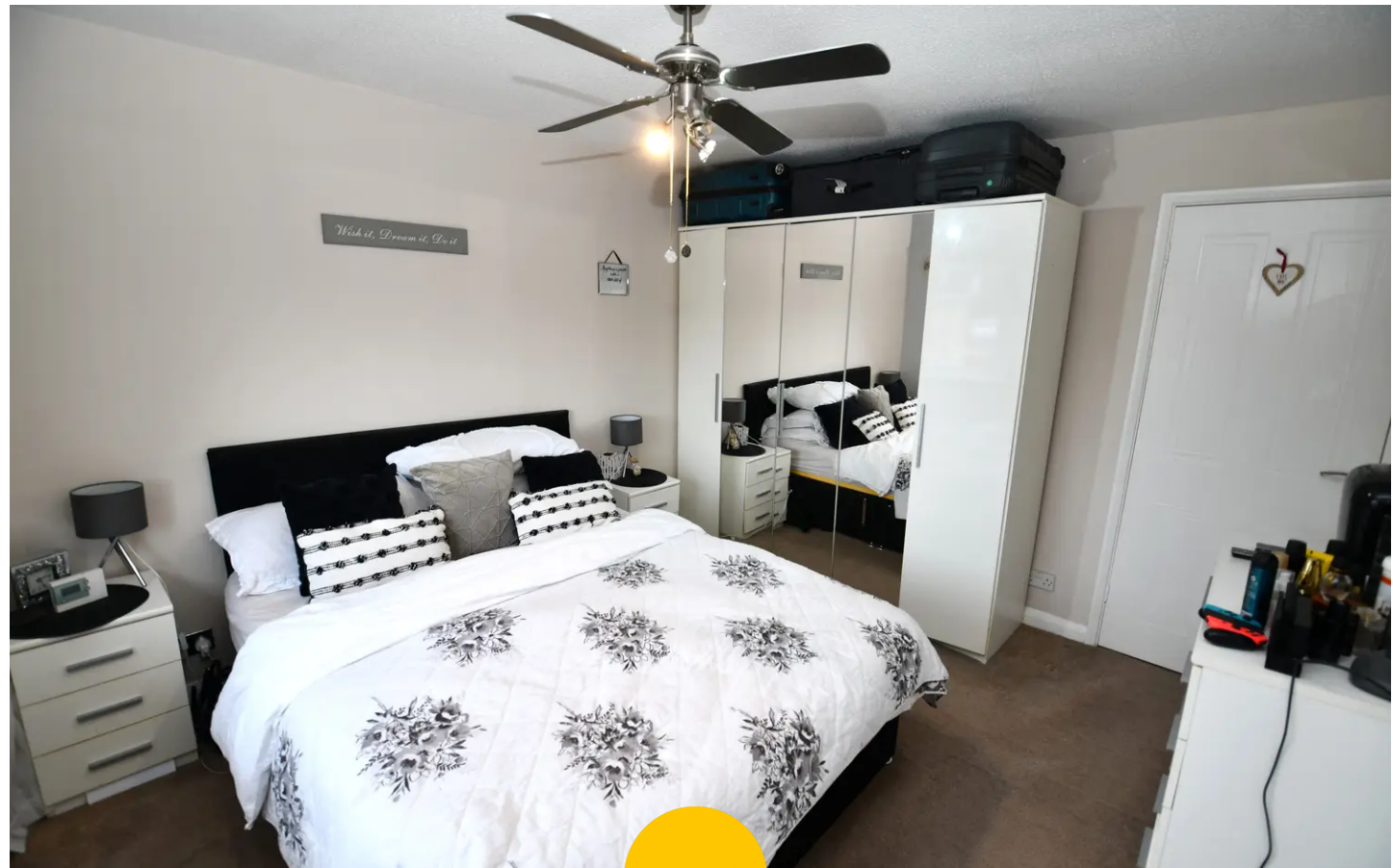
Shower Room

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

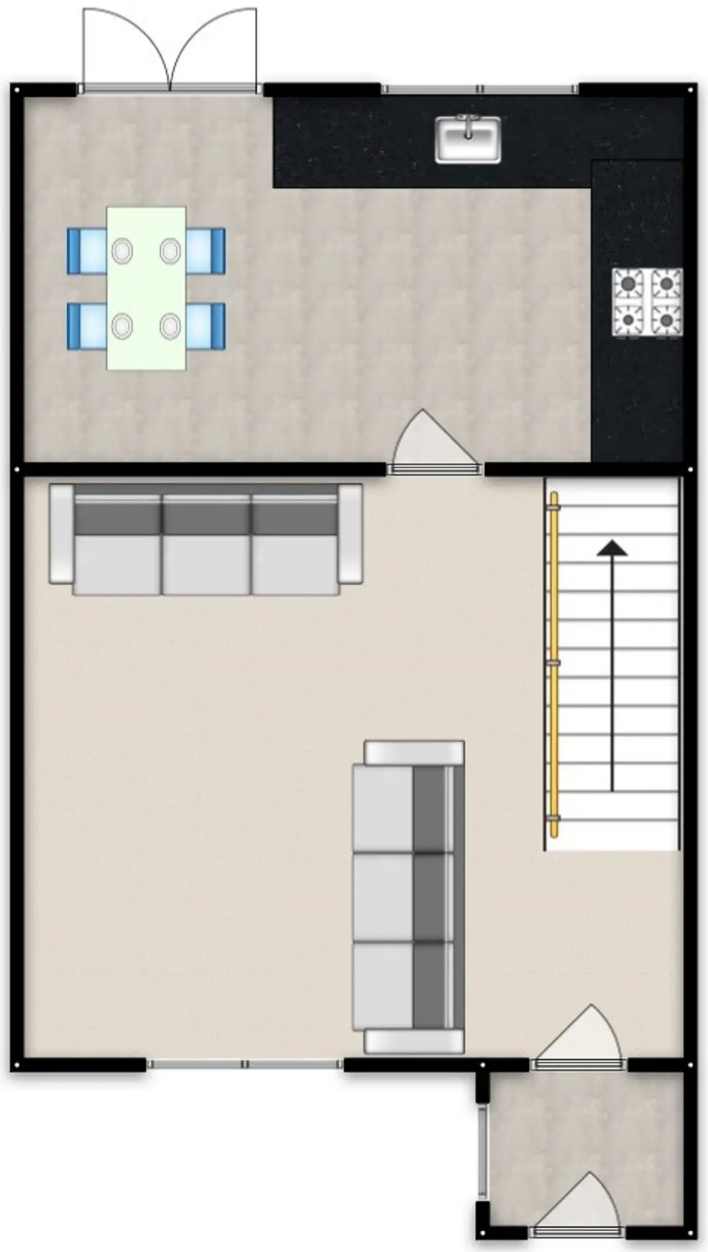
Externally

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







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.