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# Eccles Road, Swinton, Manchester

Offers Over £260,000



Situated in the highly sought-after area of Swinton, this three-bedroom semi-detached home is proudly welcomed to the market. Boasting a desirable corner plot, gated off-road parking, and spacious interiors throughout, this property is the perfect family home and an opportunity not to be missed.

The extended layout features a bright and airy open-plan reception area, providing a welcoming space for both relaxation and entertaining. A well-appointed fitted kitchen completes the ground floor. Upstairs, the property offers three generously sized bedrooms and a modern three-piece family bathroom.

Externally, the home benefits from a large enclosed rear garden with a detached garage, offering additional storage or potential workspace. The front of the property features a garden, enhancing its curb appeal.

Conveniently located close to excellent schools, local amenities, and major transport links, the property provides easy access to Manchester, Salford, and the motorway network.

## KEY FEATURES

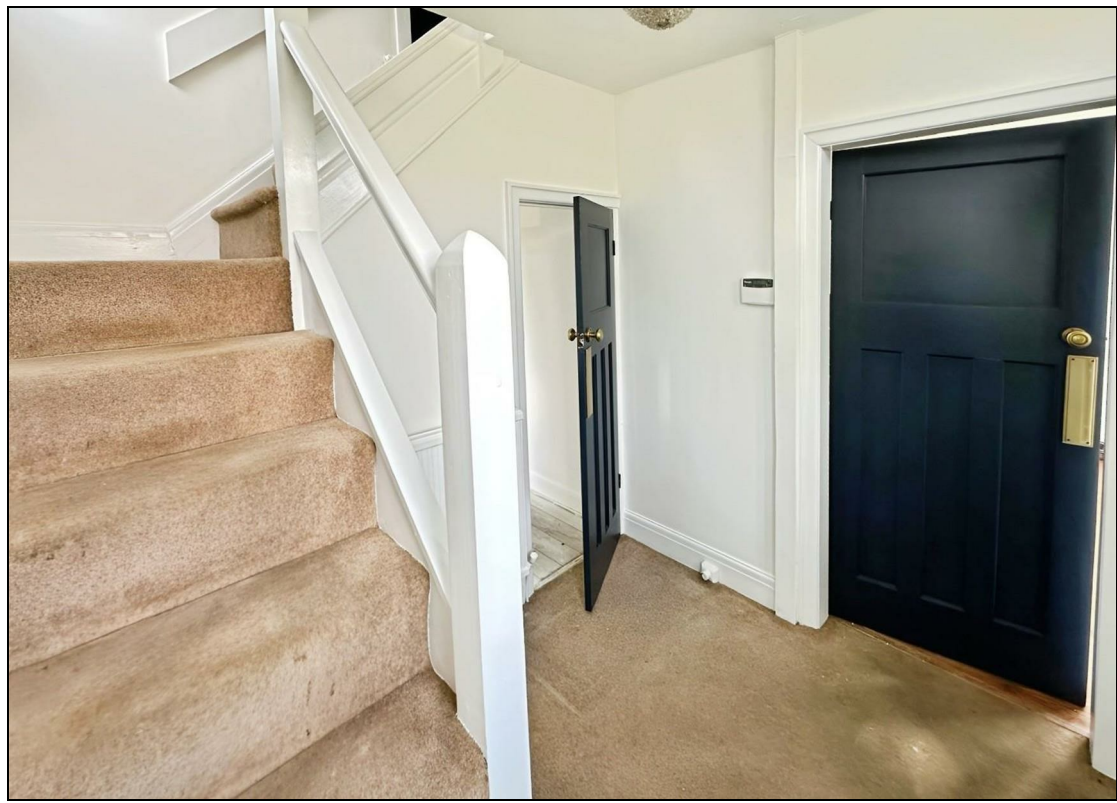
- LARGE CORNER PLOT
- POTENTIAL TO EXTEND (STPP)
  - CLOSE TO AMENITIES
  - EXTENDED
- LARGE REAR GARDEN
  - GARAGE
- OFF ROAD PARKING
  - NO CHAIN
  - FREEHOLD

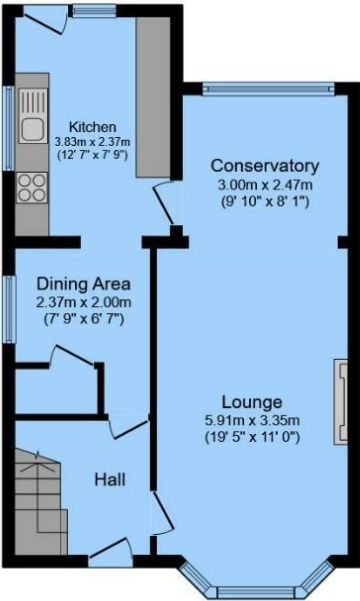




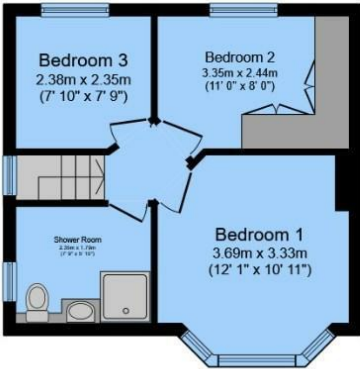




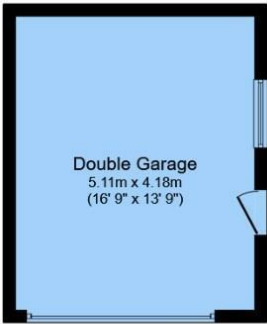




Ground Floor



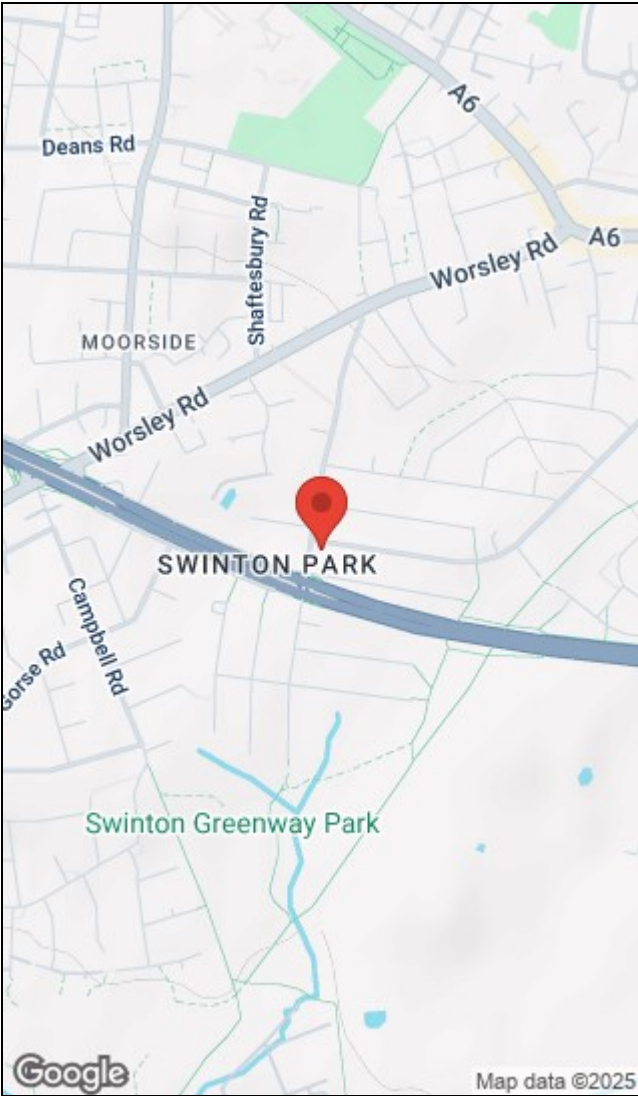
First Floor



Garage

Total floor area 105.3 sq.m. (1,134 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>82</b>			
		<b>53</b>			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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