

Brackley Road, Eccles

Manchester



Offers Over **£650,000**

Brackley Road

Eccles, Manchester

Spacious four bedroom FREEHOLD period property situated in one of Manchester's premier residential locations that is available with NO CHAIN and features generous gated gardens, three reception rooms, cellars, four double bedrooms and many original features!

Council Tax band: D

Tenure: Freehold

- Spacious Four Bedroom Period Property
- Large, Approx. 340sqft Kitchen Diner With Development Potential
- No Chain Attached
- Freehold Title
- Gated Driveway Providing Parking For Multiple Cars And A Detached Garage
- Two Cellar Chambers
- Accommodation Over Four Floors
- Three Reception Rooms, Two Bathrooms
- Garden That Benefits From the Sun In The Afternoon And Evening. Views Over Worsley Golf Club To The Rear
- Priced To Reflect Some Modernisation Work, Would Make a Terrific Family Home



Entrance Hallway

Situated to the side of the property the entrance hallway provides access to both reception rooms and stairs to the lower ground kitchen dining space. A further stair case leads up to the bedrooms. Ceiling light point, original stained window and door and hard wood flooring.

Lounge

17' 5" x 13' 11" (5.31m x 4.24m)

A spacious family lounge that comes complete with original coving to the ceiling, a bay window to the front elevation, ceiling light point and a wall mounted radiator.

Snug

14' 5" x 13' 3" (4.39m x 4.04m)

Situated to the front of the property the snug would make the perfect home office. The room comes complete with a box bay and a further bay window to the side filling the room with natural light. Ceiling light point and a wall mounted radiator. Original fire surround acts as an excellent focal point.

Kitchen

17' 11" x 7' 0" (5.46m x 2.13m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Built in oven, hob and extractor. Window to the side elevation, breakfast bar and opening into the dining area

Dining Space

17' 3" x 13' 9" (5.26m x 4.19m)

Opening from the kitchen and extending from the house. The dining space complements the kitchen and could make a terrific family area that opens conveniently onto the garden to the rear. Complete with light points, a tiled floor and sliding doors that open onto the rear patio and garden. When combined with the kitchen it offers over 340 sqft. of living space.



HILLS

Gym

10' 9" x 10' 3" (3.28m x 3.12m)

Ceiling light point, wall mounted radiator and double glazed sliding doors to the rear. Laminate wood effect flooring.

Wetroom

A spacious room that comes complete with a walk-in shower cubicle, low level W.C and a pedestal hand wash basin. Ceiling light point and part tiled walls.

Cellar One

17' 1" x 13' 7" (5.21m x 4.14m)

Cellar Two

13' 10" x 13' 3" (4.22m x 4.04m)

Landing

Office

Connecting the landing to bedroom four. Complete with built in storage, ceiling light point and a window to the rear elevation.

Bedroom Four

11' 11" x 10' 11" (3.63m x 3.33m)

Ceiling light point, sash window to the rear elevation and a wall mounted radiator.

Landing

Bedroom One

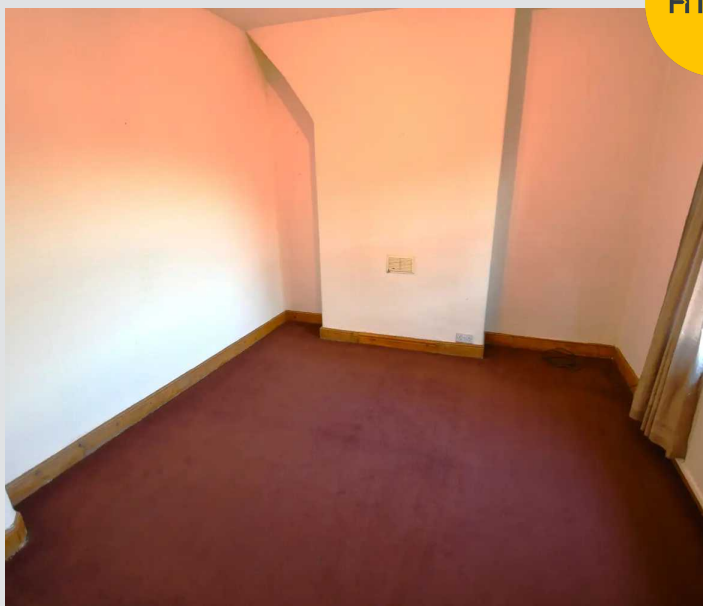
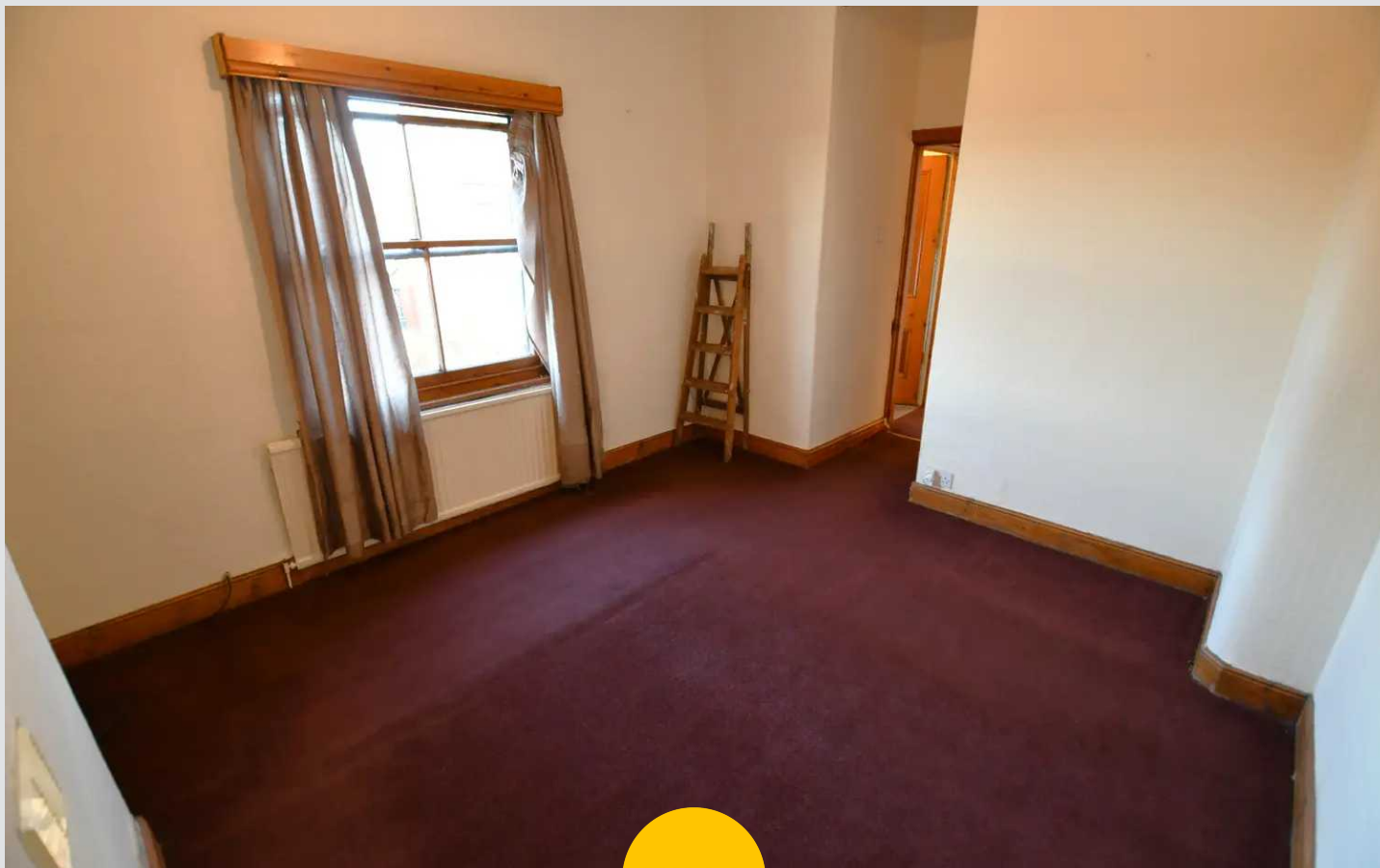
16' 4" x 13' 11" (4.98m x 4.24m)

A large bedroom complete with a ceiling light point, wall mounted radiator and a window to the front elevation.

Bedroom Two

14' 0" x 13' 3" (4.27m x 4.04m)

Ceiling light point, wall mounted radiator and a windows to the front and side elevations.



Bedroom Three

15' 3" x 10' 11" (4.65m x 3.33m)

Ceiling light point, wall mounted radiator and a sash window to the rear elevation.

Bathroom

Fitted with a three piece white suite including a bath, separate shower cubicle and a pedestal hand wash basin.

Ceiling light point, part tiled walls and a window to the rear. Part tiled.

Separate W.C

Low level W.C, ceiling light point and a window to the rear elevation

Externally

To the front of the property is a large and enclosed garden laid to lawn and surrounded by mature trees and foliage.

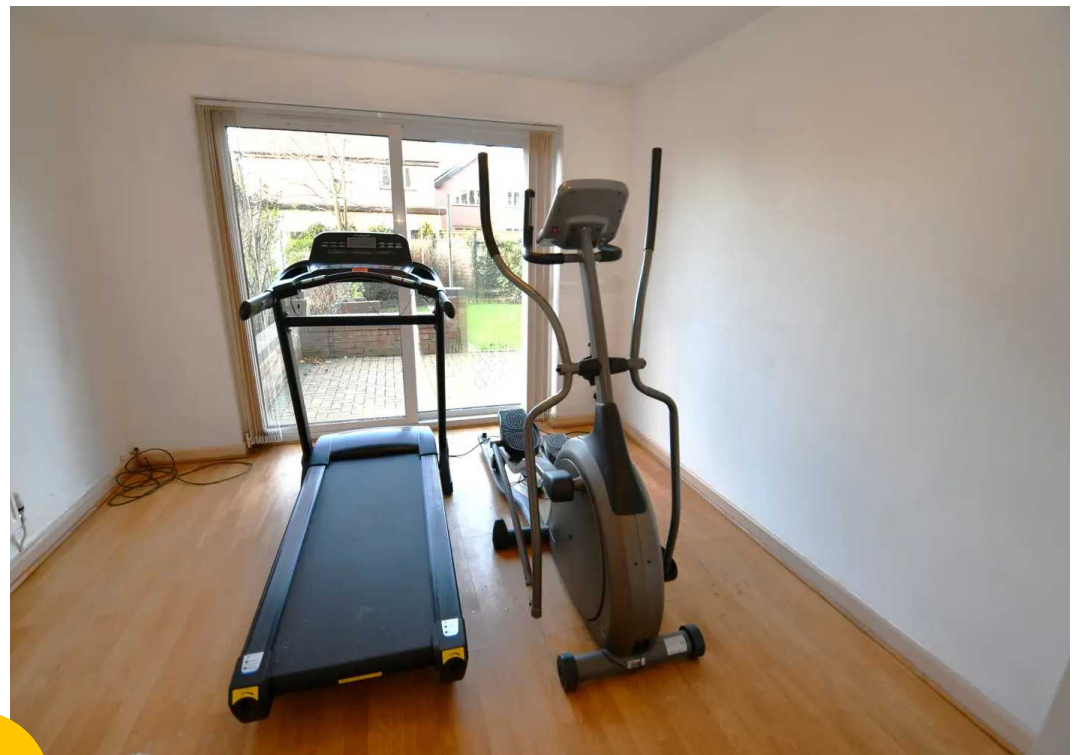
Double gates to the front give way to a large driveway that extends from the front of the property to the rear, with access to the detached garage to the side and rear. To

the rear is an enclosed garden that comes with a flagged patio area and garden laid to lawn all enclosed with wood panel fencing and mature foliage. The rear benefits from the sun into the afternoons and evenings.



HILLS





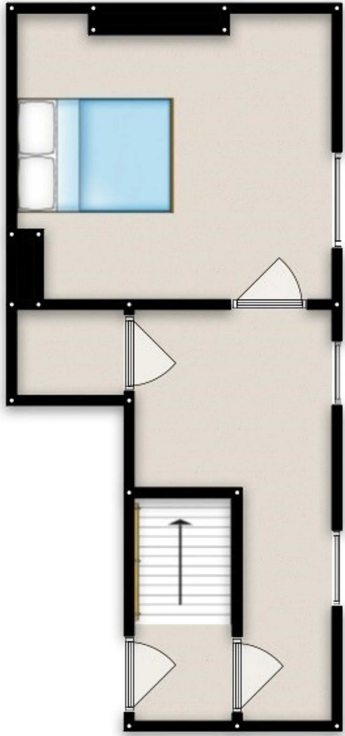
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