



12 Botany Road, Eccles

Offers Over £450,000

Miller Metcalfe
Every step of the way

12 Botany Road, Eccles, Manchester

This impressive home on Botany Road in presents a fantastic opportunity to acquire a beautifully extended property, situated in a quiet cul-de-sac. Finished to a high standard throughout, the property offers a spacious driveway with room for multiple vehicles, making it perfectly suited for family living.

Upon entering, you are welcomed by a bright and airy hallway, leading to the sitting room, enhanced by a large bay window that fills the space with natural light, creating a comfortable and inviting setting. To the rear, the property truly opens with a stunning sunroom that connects seamlessly to the kitchen. This versatile space is ideal for family relaxation or cosy movie nights, with bi-fold doors providing direct access to the garden and allowing for an effortless indoor-outdoor flow.

The kitchen has been thoughtfully designed to combine practicality with style, featuring a well-appointed peninsula that offers additional storage and a convenient breakfast seating area. It is equipped with a range of high-spec integrated appliances, including full-sized fridge and freezer units, double oven and grill, microwave, dishwasher, and two wine fridges. A Quooker 5-in-1 tap adds further convenience enhancing the modern finish. The space is further elevated by herringbone flooring, concrete-effect cabinetry, and access to a guest WC.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from a bay window. The second bedroom includes built-in wardrobes along with additional understairs storage, providing excellent practicality. The third bedroom offers flexibility and could easily be used as a walk-in wardrobe, dressing room, or a home office. These rooms are served by a fully tiled family bathroom featuring both a bath and shower. A staircase leads to a usable loft room with a Velux skylight, offering further versatile space.



Externally, the generous rear garden has been designed with both entertaining and relaxation in mind. It features a lawn, patio area, outdoor kitchen fitted with a brick pizza oven, and a pond, as well as a dedicated hot tub area and summerhouse, creating a private retreat for family and guests alike.

The location is ideal for families, with a short walk to the highly sought-after Worsley Village and close proximity to Monton. Everyday amenities, well-regarded schools including St Mark's CofE Primary School, Bridgewater School, and St Patrick's RC High School, are all within local reach. Commuting is straightforward, with quick access to major motorway links including the M60 and M602.

This is a superbly presented, move-in ready home that offers space, style, and a prime location, making it an excellent choice for modern family living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

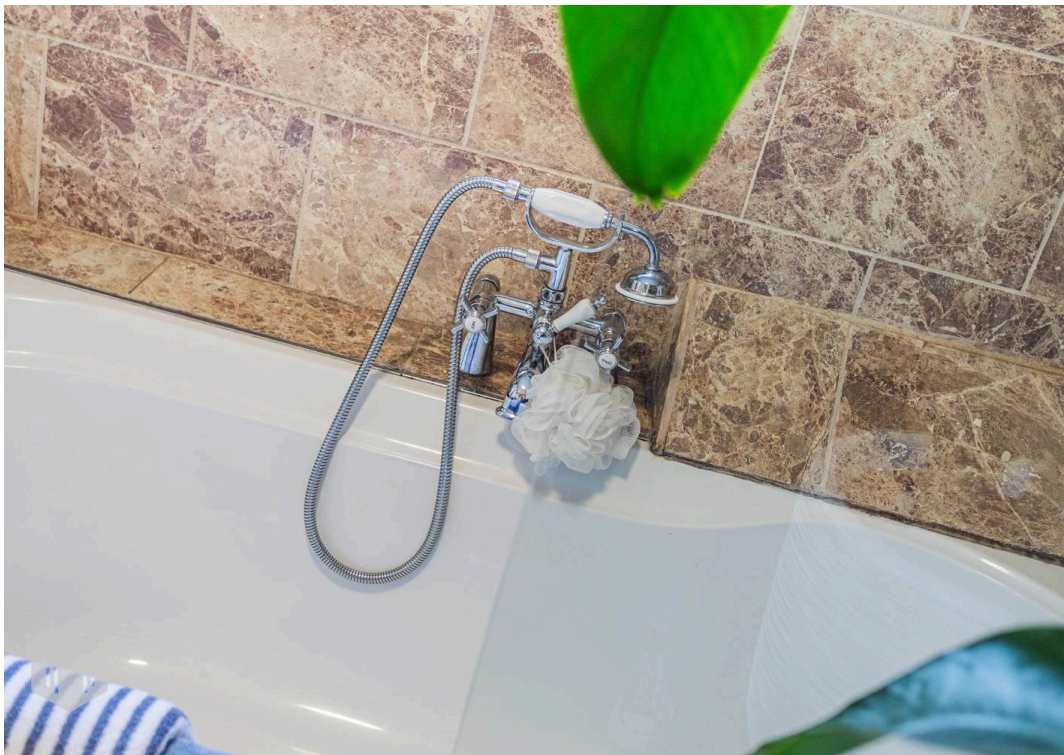
EPC Environmental Impact Rating: D

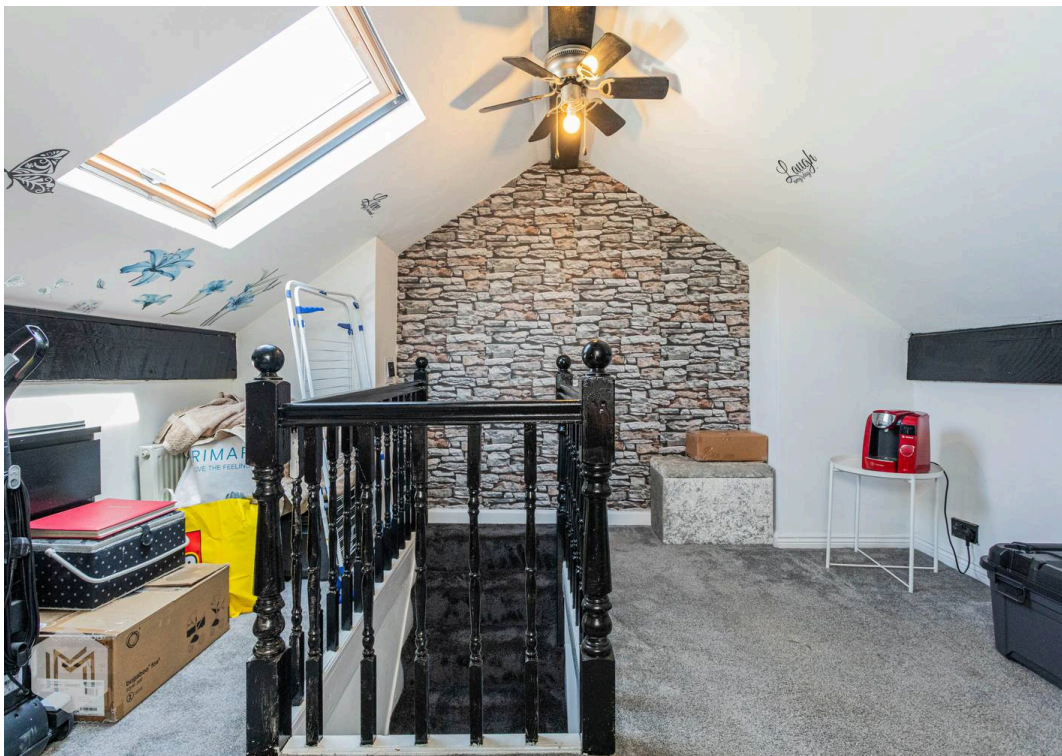
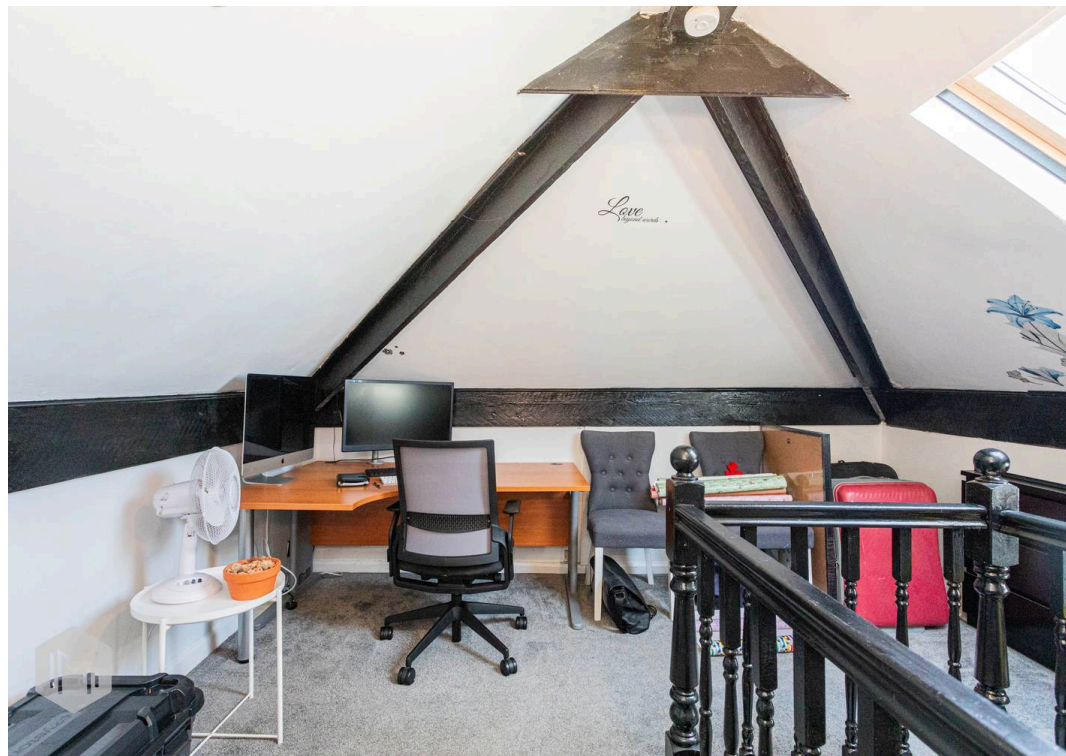






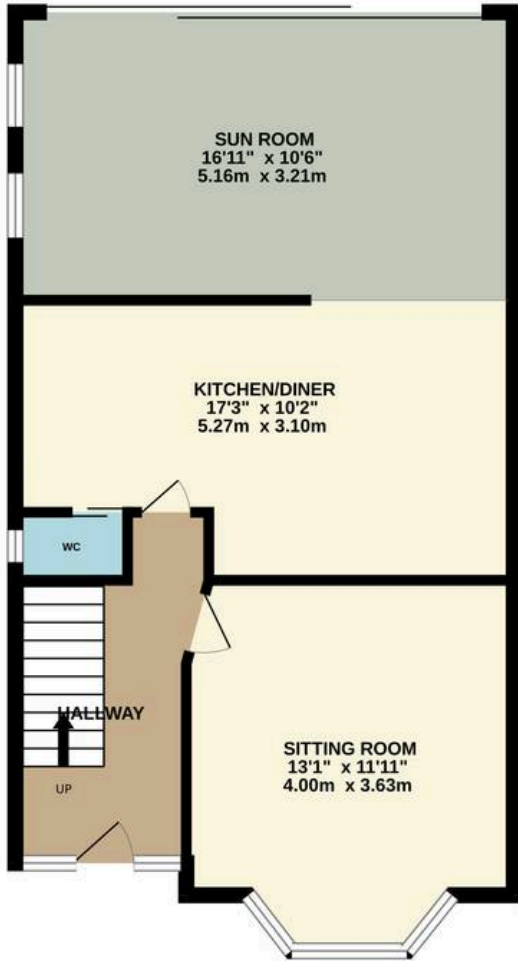




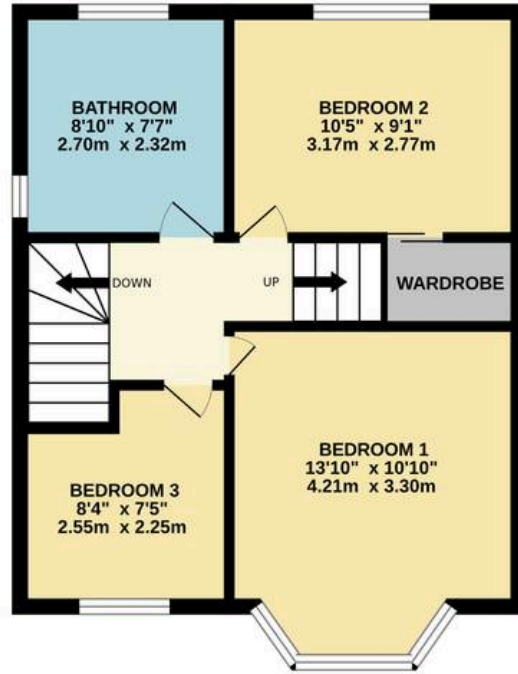




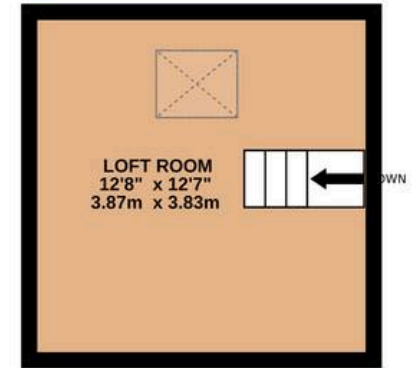
GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.

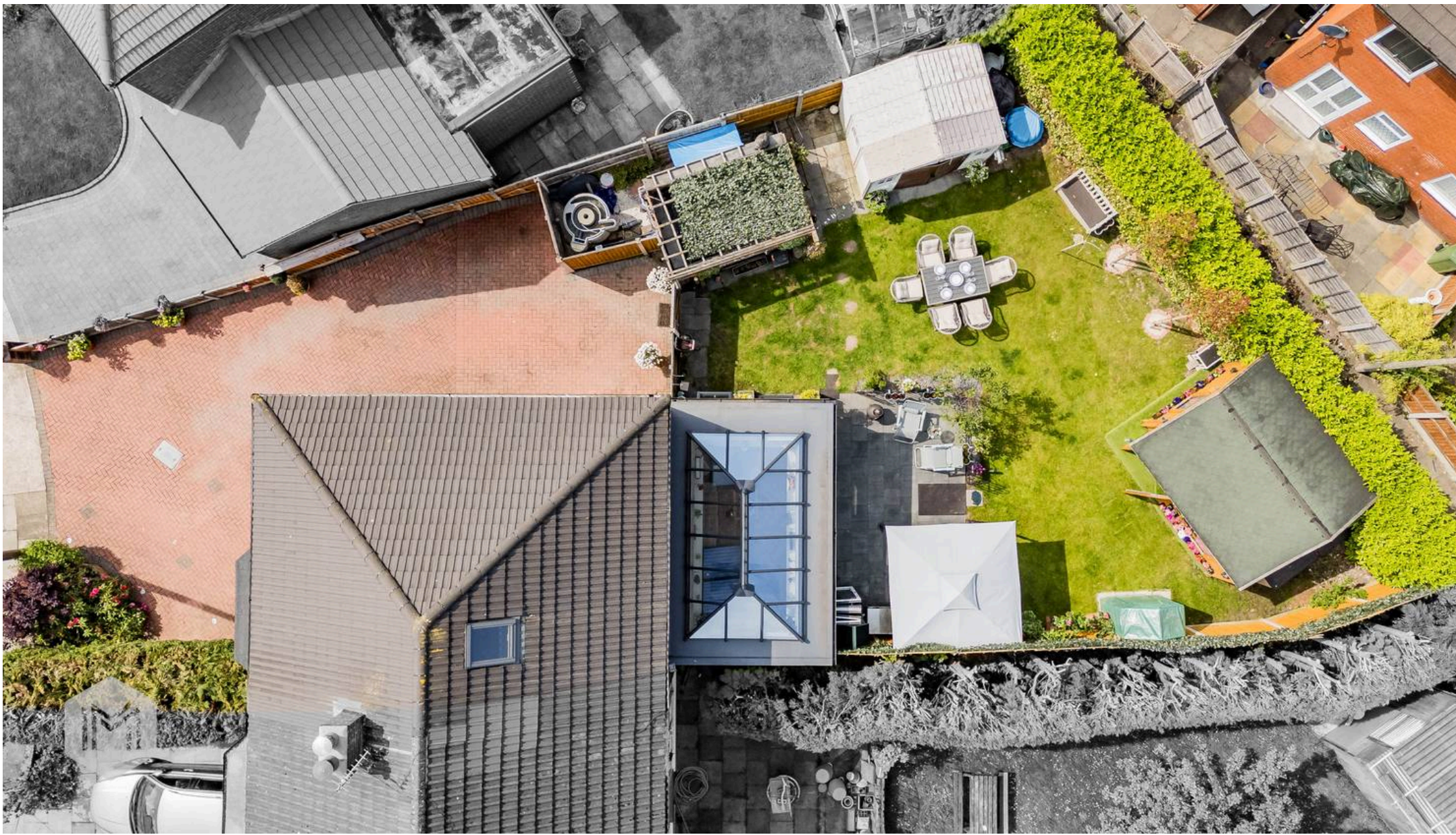


2ND FLOOR
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Miller Metcalfe Worsley

78 Manchester Road, Worsley - M28 3LN

01617949798 • worsley@millermetcalfe.co.uk • millermetcalfe.co.uk/

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