



**62, Breccia Gardens, Parr, WA9 1SB**

Asking Price £250,000

*David  
Davies* Collection

## 62, Breccia Gardens, Parr, WA9 1SB

- EPC: TBC
- Council Tax Band: C
- Tenure: Freehold
- Three Storey End Town House
- Four Bedrooms
- Four Bathrooms
- Private Rear Garden
- Modern Kitchen Diner
- Integral Garage
- Driveway Parking

Immaculately presented throughout and offering a highly versatile three-storey layout, this impressive home is certain to appeal to a broad range of buyers, particularly growing families seeking generous and flexible living accommodation. Occupying a position within a quiet and highly regarded residential development, the property provides modern, well-balanced interiors ready for immediate occupation.

Upon entering, you are welcomed by a spacious and inviting entrance hallway, complete with a convenient ground floor WC and useful under-stairs storage. To the rear, the contemporary kitchen diner is thoughtfully designed with ample units and workspace, creating a practical yet stylish environment for everyday family life and entertaining. French doors open directly onto the garden, allowing natural light to flood the space while providing seamless indoor-outdoor flow.

The first floor offers a bright and well-proportioned lounge/dining room, ideal as a relaxing family space or formal reception area. This level also includes a generous double bedroom and a modern family bathroom, offering flexibility for guests, older children, or multi-generational living.

To the top floor, the property continues to impress with two substantial double bedrooms, both benefitting from their own en-suite shower rooms, creating luxurious and private retreats. A further single bedroom provides excellent versatility, whether utilised as a nursery, dressing room or dedicated home office.

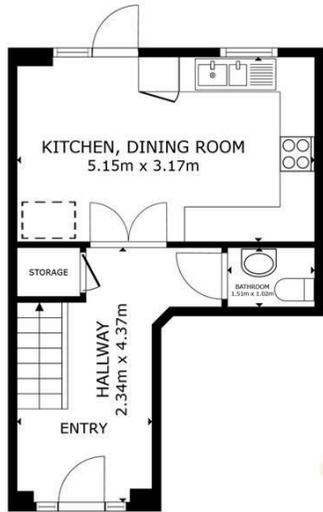
Externally, the property maintains its high standard with a driveway to the front leading to a garage, while the private rear garden has been attractively flagged to provide a sleek, low-maintenance outdoor space perfect for relaxing or entertaining. An EV charging point to the front further enhances the home's modern credentials.

Combining contemporary presentation, generous proportions and flexible accommodation across three floors, this superb property represents an outstanding opportunity.

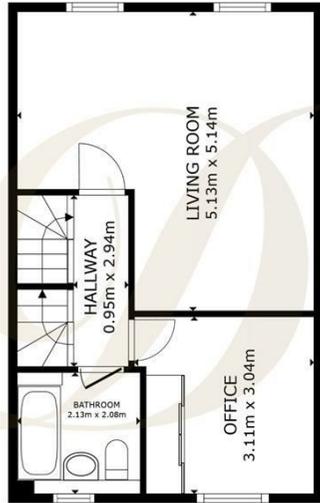
EPC: TBC



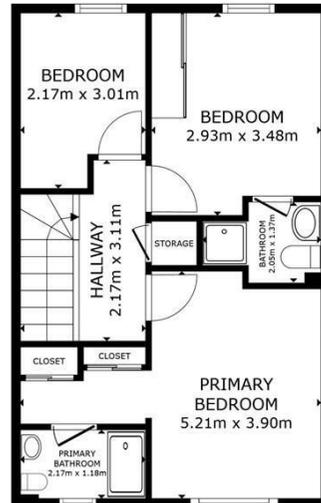




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 30.0 m<sup>2</sup> FLOOR 2 42.5 m<sup>2</sup> FLOOR 3 43.3 m<sup>2</sup>  
 TOTAL : 115.8 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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*David Paul Davis*

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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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



Information on tenant permitted fee's can be accessed via the link below [www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

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