



62, Breccia Gardens, Parr, WA9 1SB

Asking Price £240,000

*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.

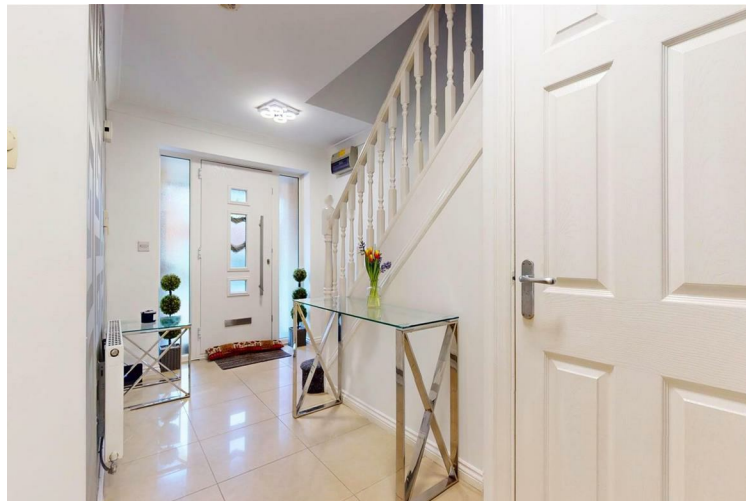
The first floor offers a bright and well-proportioned lounge/dining room, ideal as a relaxing family space or formal reception area. This level also includes a generous double bedroom and a modern family bathroom, offering flexibility for guests, older children, or multi-generational living.

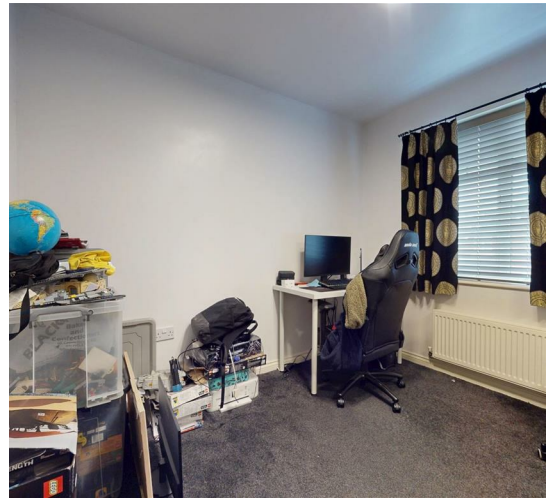
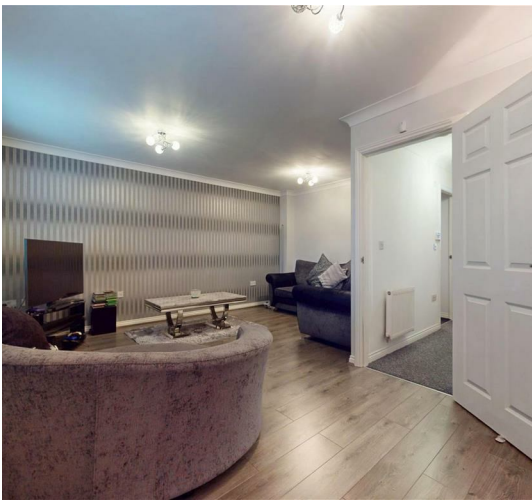
To the top floor, the property continues to impress with two substantial double bedrooms, both benefitting from their own en-suite shower rooms, creating luxurious and private retreats. A further single bedroom provides excellent versatility, whether utilised as a nursery, dressing room or dedicated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

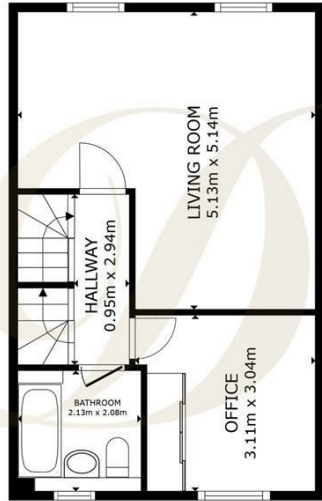
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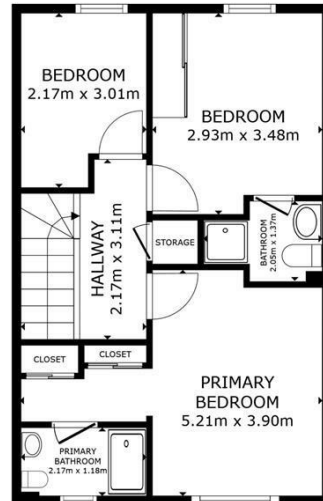




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 30.0 m² FLOOR 2 42.5 m² FLOOR 3 43.3 m²
 TOTAL : 115.8 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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David Paul David

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