



## 43 Sutherland Street Eccles Manchester M30 8BR

### £500,000

WOW, WOW & WOW! TAKE A LOOK AT THIS....MORE THAN MEETS THE EYE.....HOME ESTATE AGENTS are thrilled to offer for sale this stunning and extended detached family residence. Located on the always popular Sutherland Street, with its close proximity to Winton Park and catchment area for good local schooling and of course easy access to Monton and Worsley! The extended accommodation comprises hallway, lounge, home office, stunning open plan kitchen diner, rear sitting/family room, utility room, downstairs W/C, shaped landing, four double bedrooms, master with dressing room, family bathroom and further shower room. Completely re-designed and extended double storey to the front and rear by the current owner this is not your standard property! Externally there is ample off road parking and garden to the front whilst to the rear there is a great size garden with paved entertaining area, patio area, hot tub and further brick built summer house! Ideally offered with NO VENDOR CHAIN! Call HOME On 01617898383 to view.

- WOW, WOW & WOW!
- Four DOUBLE bedroom detached property
- Stunning 23ft kitchen
- Fantastic size rear garden with summer house and hot tub!
- DOUBLE STOREY EXTENSION TO FRONT AND REAR!!
- Home office
- Open plan sitting/Family room
- TAKE A LOOK.....
- Extended lounge
- Bathroom and shower room



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[www.homeestateagents.com](http://www.homeestateagents.com)



Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monton - 9262084 Urmston - 04531861 Stretford - 08259553

### Hallway

Composite door to front and stairs to the first floor.

### Home office 9'2 x 7'9 (2.79m x 2.36m)

uPVC double glazed window to front, feature radiator, built in desk area and storage and ceiling spotlights.

### Lounge 20'2 x 10'7 (6.15m x 3.23m)

Extended to the front with uPVC double glazed bay window, feature radiator, brick fire hearth with log burner style living flame gas fire and open with the kitchen.

### Kitchen 23'0 x 9'3 (7.01m x 2.82m)

Fitted with modern wall and base units, Granite worktops, space for range cooker, space for dishwasher, extractor fan, built in fryer and tiled to compliment. uPVC double glazed window to the side and open with the rear sitting room.

### Rear sitting room 23'0 x 10'5 (7.01m x 3.18m)

uPVC double glazed French doors to the rear, uPVC double glazed window to the rear, built in storage, television point, ceiling spotlights and double panel radiator.

### Utility room 8'8 x 5'0 (2.64m x 1.52m)

Fitted base units and space for washing machine and dryer. Storage cupboard housing the gas central heating boiler. Door to side.

### W/C 5'1 x 3'0 (1.55m x 0.91m)

Fitted with a low level W/C and wash hand basin. uPVC double glazed window to side.

### Landing 10'6 x 9'0 (3.20m x 2.74m)

Fitted with storage cupboard, ceiling spotlights and radiator.

### Bedroom One 18'8 x 11'0 (5.69m x 3.35m)

uPVC double glazed window to front, television point, ceiling spotlights, radiator and fitted with wardrobes for storage.

### Dressing room 9'3 x 4'2 (2.82m x 1.27m)

uPVC double glazed window to front, fitted dressing table and fitted with shelving for storage.

### Bedroom Two 10'6 x 9'6 (3.20m x 2.90m)

uPVC double glazed window to the rear, feature radiator, television point and fitted with wardrobes for storage.

### Bedroom Three 11'4 x 11'2 (3.45m x 3.40m)

uPVC double glazed window to the rear, feature radiator and ceiling spotlights.

### Bedroom Four 12'9 x 8'3 (3.89m x 2.51m)

uPVC double glazed window to the front and ceiling spotlights.

### Bathroom 10'5 x 7'8 (3.18m x 2.34m)

Fitted with modern three piece bathroom suite comprising low level W/C, pedestal wash hand basin and tiled bath with built in shower over. uPVC double glazed window to side, ceiling spotlights and ladder style radiator.

### Shower room 10'5 x 5'3 (3.18m x 1.60m)

Fitted with a modern three piece shower room comprising low level W/C, pedestal wash hand basin and shower cubicle. Tiled to complement, ladder style radiator and ceiling spotlights.

### Summer house 11'0 x 9'1 (3.35m x 2.77m)

Bric built summer house/storage area. uPVC double glazed door to front and uPVC double glazed window to side.

### Tenure

We are advised that the property is Freehold.

### IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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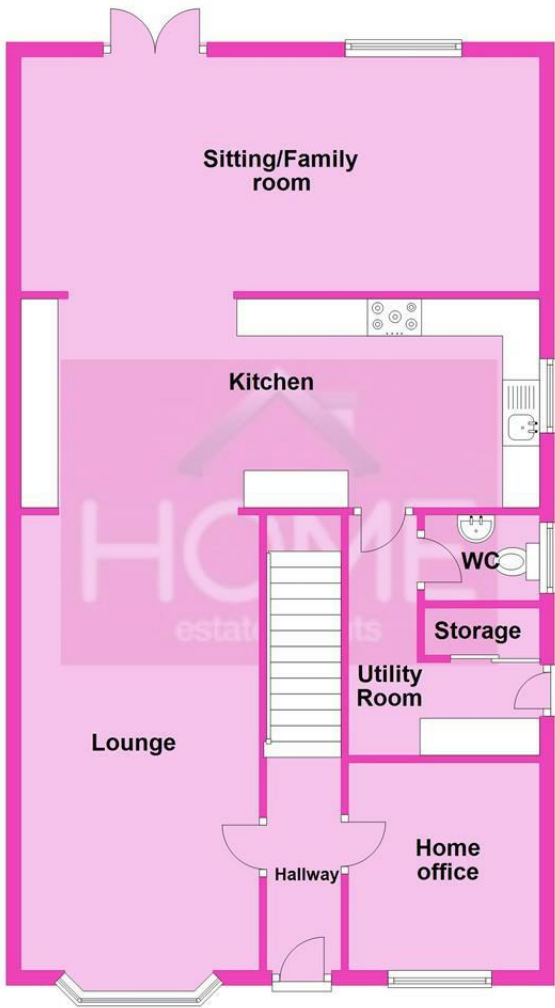
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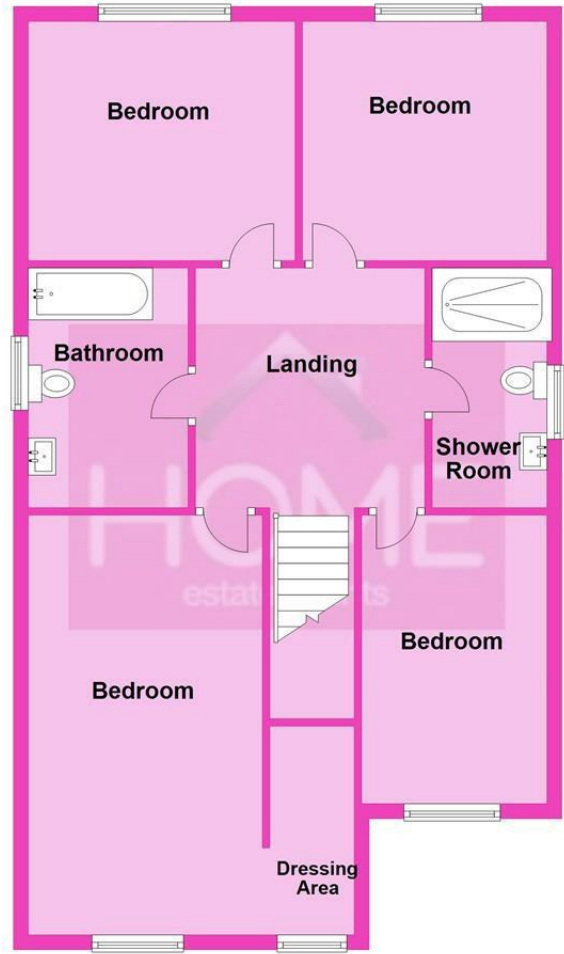
### Ground Floor

Approx. 86.7 sq. metres (933.1 sq. feet)



### First Floor

Approx. 81.9 sq. metres (881.2 sq. feet)



Total area: approx. 168.6 sq. metres (1814.3 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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