

Sutherland Street, Eccles

Manchester



Offers in Region of £270,000

# Sutherland Street

Eccles, Manchester

Fabulous three bed semi-detached house in Winton Village. Spacious lounge, open plan kitchen/dining, utility room, and modern bathroom. Gated parking, garage, low-maintenance gardens. Ideal family home close to amenities and good transport links.

Council Tax band: C

Tenure: Freehold

- Fabulous Family Home Located in the Heart of Winton Village
- Spacious Family Lounge
- Open Plan Kitchen & Dining Space
- Utility Room & External W.C.
- Three Generous Bedrooms all with Fitted Wardrobes
- Modern Three Piece Bathroom Suite Installed early May
- Gated Off Road Parking & Garage
- Low Maintenance Gardens to the Front & Sun Drenched Rear
- Perfectly Positioned Close to Shops, Parks, Local Schools & Excellent Transport Links



### Entrance Hallway

A welcoming entrance hallway featuring fitted storage and storage under the stairs. Complete with a ceiling light point, wall mounted radiator and carpet flooring.

### Lounge

14' 0" x 12' 3" (4.27m x 3.73m)

Featuring an electric fire. Complete with a ceiling light point, two wall light points, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Kitchen / Diner

18' 4" x 10' 6" (5.59m x 3.20m)

Featuring complementary wall and base units with integral stainless steel sink. Space for a cooker. Complete with three ceiling light points, two double glazed windows and two wall mounted radiators. Fitted with a hardwood door, part tiled walls and laminate tile flooring.

### Utility Room

8' 6" x 8' 1" (2.59m x 2.46m)

Featuring plumbing for a washer and dryer. Complete with a ceiling light point, single glazed window and hardwood door. Fitted with tiled flooring.

### Landing

Complete with carpet flooring. Access to a boarded loft via pull down ladder with lighting.

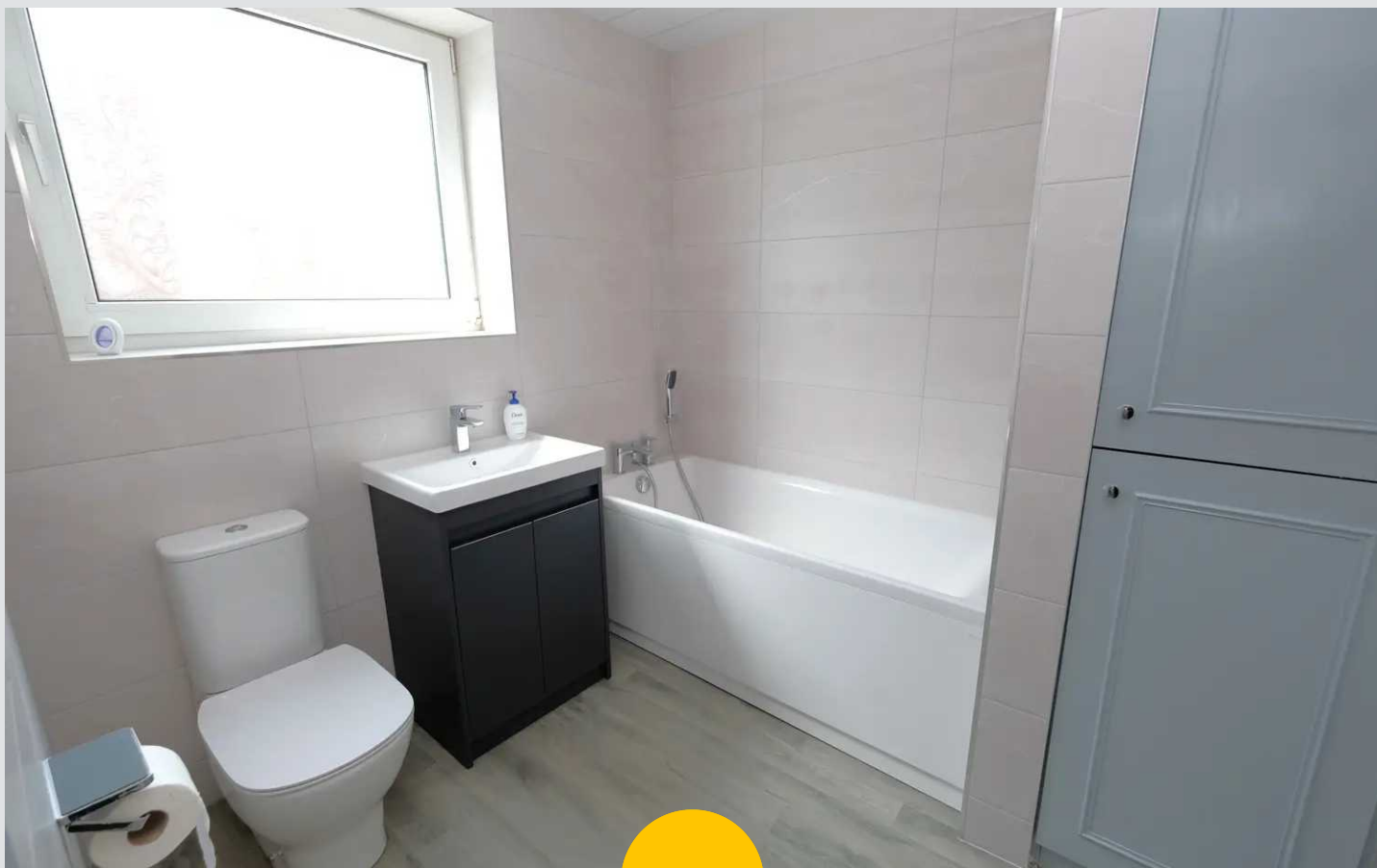
### Bedroom One

12' 0" x 11' 3" (3.66m x 3.43m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



**Bedroom Three**

8' 3" x 7' 0" (2.51m x 2.13m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bathroom**

7' 5" x 7' 1" (2.26m x 2.16m)

Featuring a three-piece suite including a bath, hand wash basin vanity unit and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with tiled walls and lino flooring. Storage cupboard and boiler.

**External W.C.**

5' 5" x 2' 5" (1.65m x 0.74m)

Complete with a ceiling light point, hand wash basin and W.C. Fitted with tiled flooring.

**Garage**

14' 8" x 8' 1" (4.47m x 2.46m)

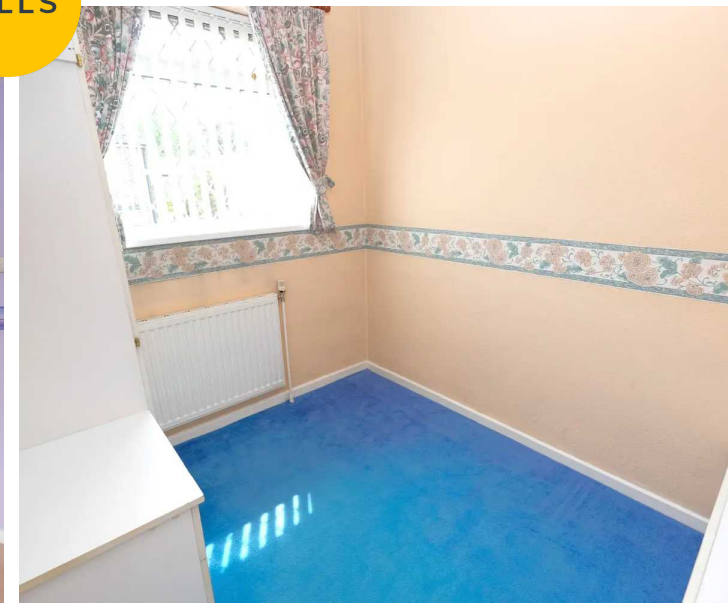
Complete with two ceiling light points and external tap.

**External**

To the front of the property is a paved low maintenance garden with a garage and off-road parking. To the rear of the property is a paved low maintenance garden with wooden shed, raised stone border and raised artificial lawn. External tap.



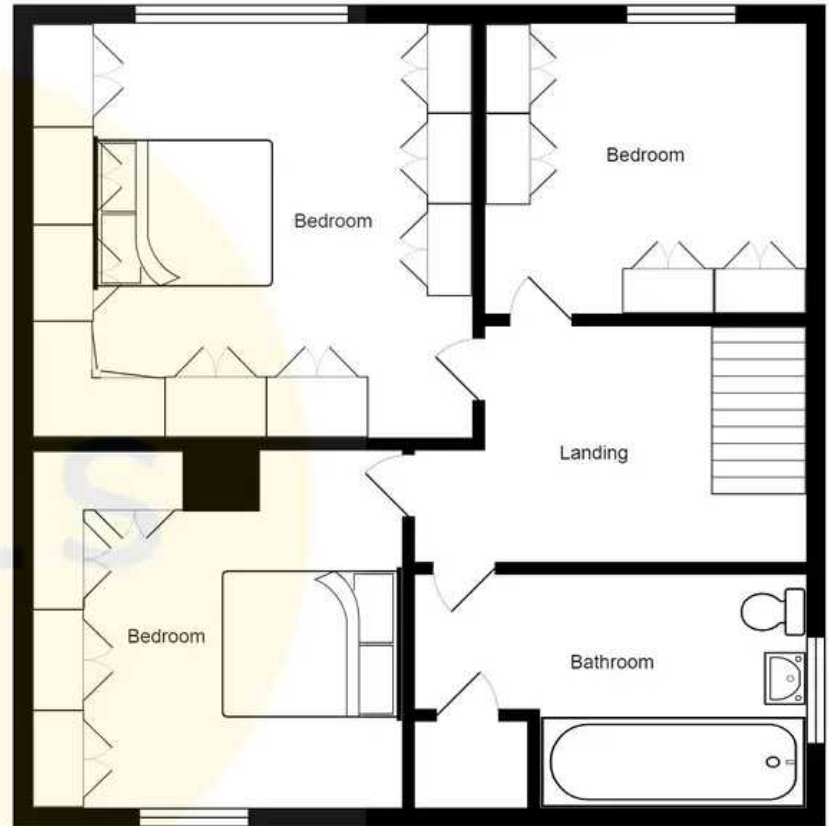
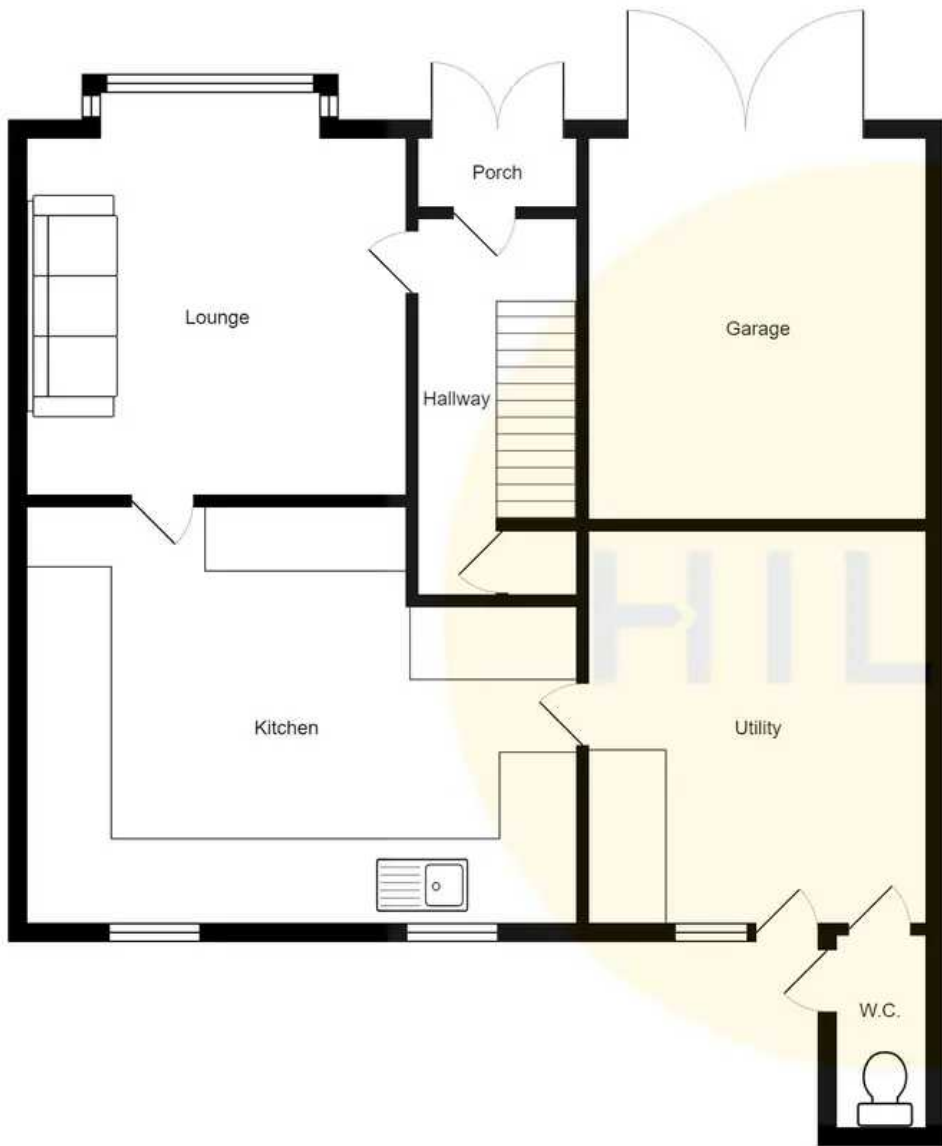
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