



Calder Lane, Eccles

Manchester



£400,000



# Calder Lane

Eccles, Manchester

Spacious four bed detached house in sought-after Bridgewater Development. Modern kitchen, two reception rooms, en suite master, ample parking, close to schools & amenities.

Council Tax band: D

Tenure: Leasehold

- Fabulous Detached Family Home Located on the Desirable Bridgewater Development
- Family Lounge and Second Reception Room
- Contemporary Kitchen and Dining Space with a Separate Utility Room
- Four Double Bedrooms
- Three Piece Family Bathroom, En Suite to Master and Downstairs W.C.
- Located Within Catchment to St Gilberts & St Patricks Schools
- Off Road Parking for Multiple Cars and Generous Garden to the Rear
- Walking Distance to Monton Village
- Surrounded by Excellent Amenities and Transport Links



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**Entrance Hallway**

Dimensions: 9' 8" x 3' 4" (2.94m x 1.02m).

**Reception Room One**

Dimensions: 14' 4" x 11' 6" (4.37m x 3.50m). A welcoming lounge complete with a ceiling light point, wall mounted radiator and a double glazed window. Carpeted flooring.

**Reception Room Two**

16' 2" x 8' 1" (4.93m x 2.46m)

Complete with ceiling spotlights, double glazed window and laminate flooring.

**Kitchen Diner**

Dimensions: 21' 4" x 9' 9" (6.50m x 2.97m). Fitted with modern wall and base units and integral sink. Built in oven, hob and extractor. Integral dishwasher. Space for a freestanding fridge/freezer. Ceiling spotlights, two ceiling light points and a wall mounted radiator. Double glazed French doors and wood effect flooring.

**Utility Room**

Dimensions: 7' 8" x 5' 6" (2.34m x 1.68m). Fitted with wall and base units. Space for a washing machine and dryer. Wall mounted radiator, ceiling light point and a composite door accessing the side and rear. Lino flooring.

**Downstairs W.C**

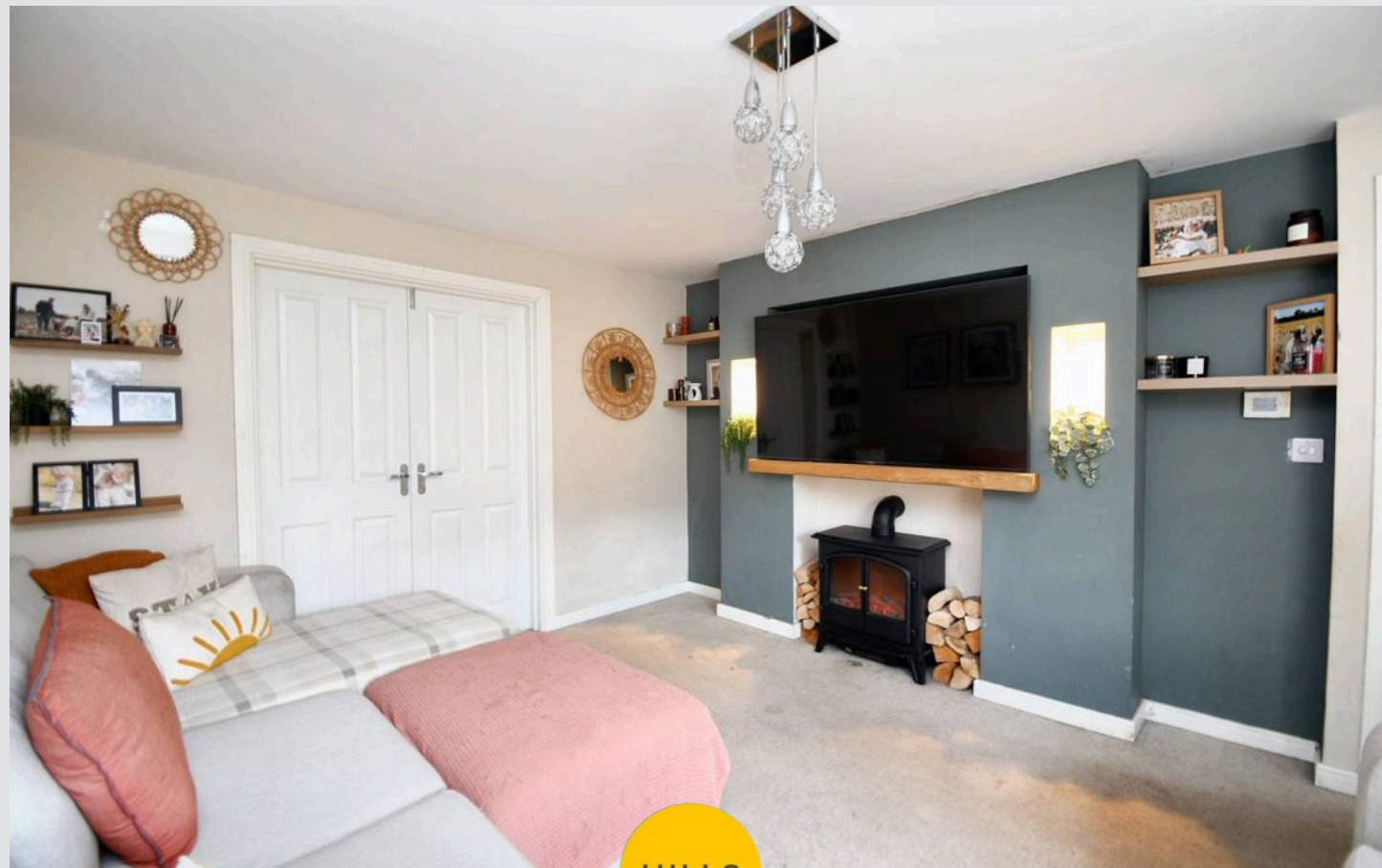
Dimensions: 5' 5" x 2' 7" (1.65m x 0.79m). Featuring a two piece suite including hand wash basin and W.C. Ceiling light point, wall mounted radiator and a double glazed window to the front elevation. Wood effect flooring.

**Landing**

Ceiling light point and carpet flooring. Loft access.

**Bedroom One**

Dimensions: 13' 9" x 11' 6" (4.19m x 3.50m). Ceiling light point, wall mounted radiator and a double glazed window. Carpet flooring.





**En-suite**

Dimensions: 6' 8" x 6' 5" (2.03m x 1.95m). Three-piece suite including shower unit, low level W.C and a hand wash basin. Ceiling light point, double glazed window and a wall mounted radiator. Part tiled walls and tiled effect flooring.

**Bedroom Two**

Dimensions: 11' 9" x 8' 1" (3.58m x 2.46m). Ceiling light point, wall mounted radiator and a double glazed window to the front elevation. Carpeted flooring.

**Bedroom Three**

Dimensions: 10' 7" x 7' 7" (3.22m x 2.31m). Ceiling light point, wall mounted radiator and a double glazed window. Carpeted flooring.

**Bedroom Four**

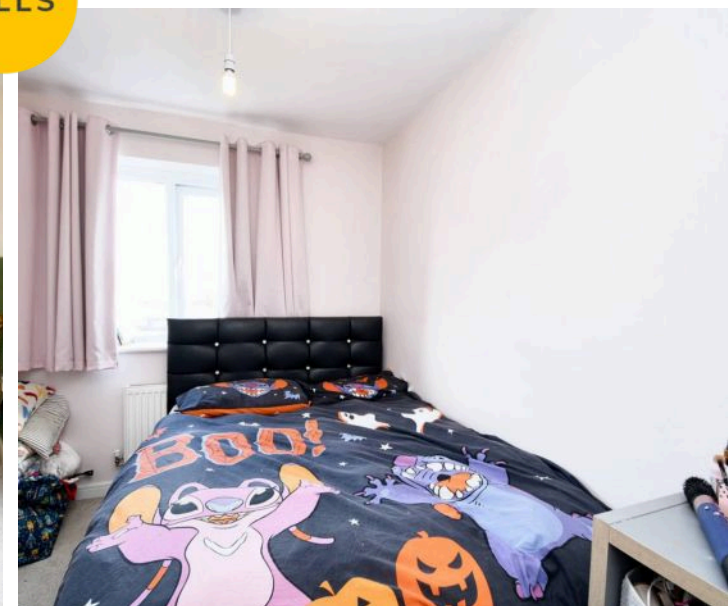
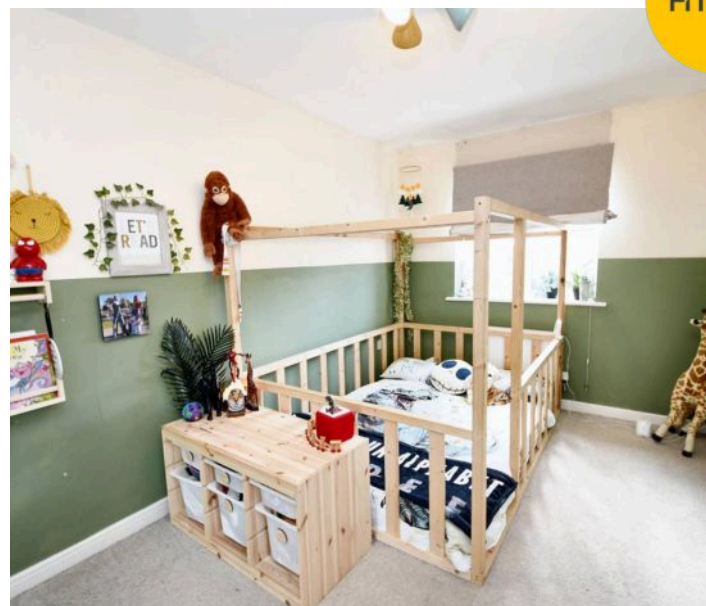
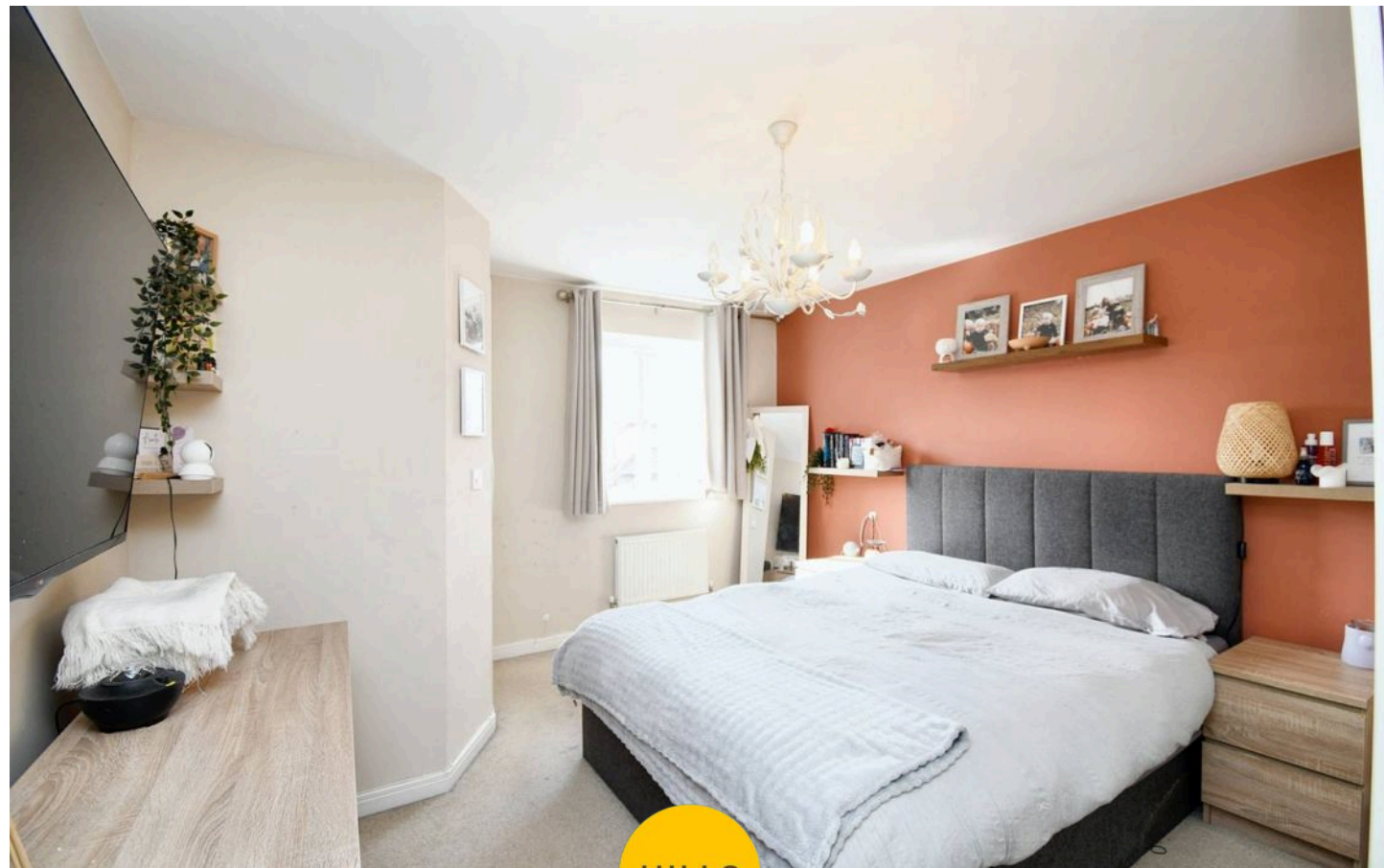
Dimensions: 10' 7" x 7' 5" (3.22m x 2.26m). Ceiling light point, wall mounted radiator and a double glazed window. Carpeted flooring.

**Bathroom**

Dimensions: 7' 5" x 6' 9" (2.26m x 2.06m). Fitted with a white three-piece suite including bath with shower over, low level W.C and a pedestal hand wash basin. Ceiling light point, wall mounted radiator and a double glazed window. Part tiled walls and lino flooring.

**Externally**

To the front of the property is a driveway providing parking for multiple cars with gated access to the rear from the side. To the rear is an enclosed garden with a central lawn, paved patio, planted borders and a decorative stoned seating area.

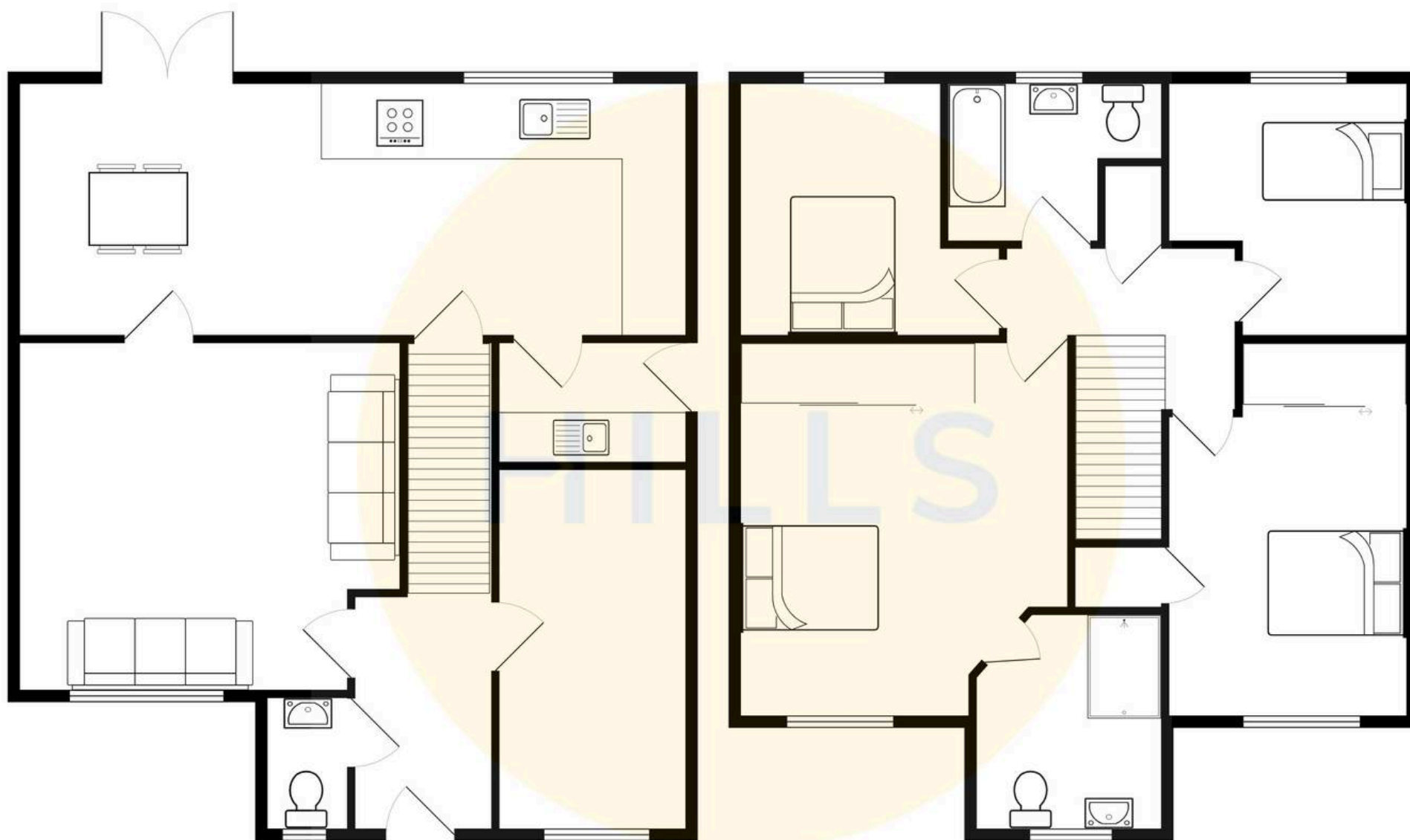






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