



Caledonian Drive, Eccles

Manchester



In Excess of £300,000

Caledonian Drive

Eccles, Manchester

Fantastic THREE BEDROOM DETACHED PROPERTY COMING TO THE MARKET CHAIN FREE and benefitting from THREE RECEPTION ROOMS AND THREE BATHROOMS. This three bedroom property boasts THREE BEDROOMS AND BATHROOMS

Council Tax band: D

Tenure: Leasehold

- Perfect family home coming to the market CHAIN FREE
- Three bedroom detached property with garage converted into a utility room
- Family bathroom, en-suite and downstairs w.c.
- Two reception rooms and conservatory with pitched roof
- Three generous bedrooms
- Off-road parking for multiple cars!
- Situated on a desirable development
- Modern fitted kitchen
- Sun drenched rear garden
- Close to excellent amenities and transport links



HILLS



Entrance Hallway

5' 11" x 3' 4" (1.81m x 1.02m)

Entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and lino flooring.

Downstairs W.C.

3' 2" x 5' 5" (0.97m x 1.64m)

Featuring a two piece suite including hand wash basin and W.C. Complete with a ceiling light point, double glazed window and lino flooring.

Lounge

16' 0" x 15' 2" (4.87m x 4.63m)

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

Dining Room

10' 0" x 7' 9" (3.06m x 2.37m)

Complete with a ceiling light point, patio doors and wall mounted radiator. Fitted with carpet flooring.

Kitchen

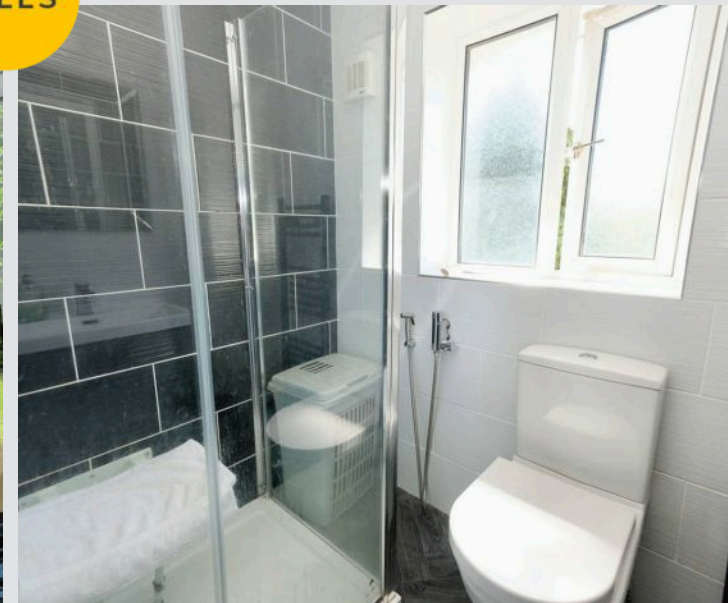
9' 9" x 7' 7" (2.97m x 2.32m)

Featuring complementary wall and base units with a hob, oven and extractor. Space for a fridge freezer. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with lino flooring.

Garage

8' 0" x 12' 4" (2.45m x 3.77m)

Featuring a worktop and sink. Complete with a ceiling light point, uPVC back door and wall mounted radiator. Fitted with lino flooring.



HILLS

Bedroom One

11' 4" x 9' 10" (3.45m x 3.00m)

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

En suite

4' 8" x 7' 7" (1.43m x 2.30m)

Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with a ceiling light point, extractor, double glazed window and heated towel rail. Fitted with lino flooring.

Bedroom Two

10' 2" x 9' 3" (3.10m x 2.82m)

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

Bedroom Three

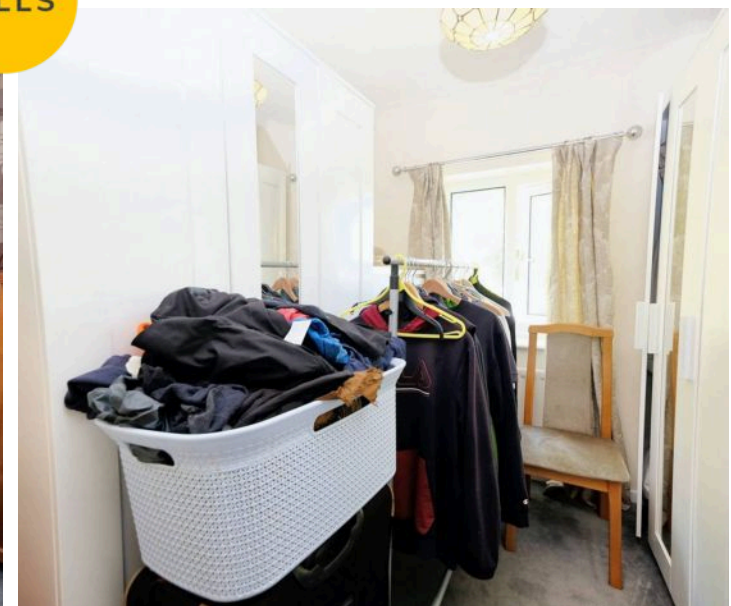
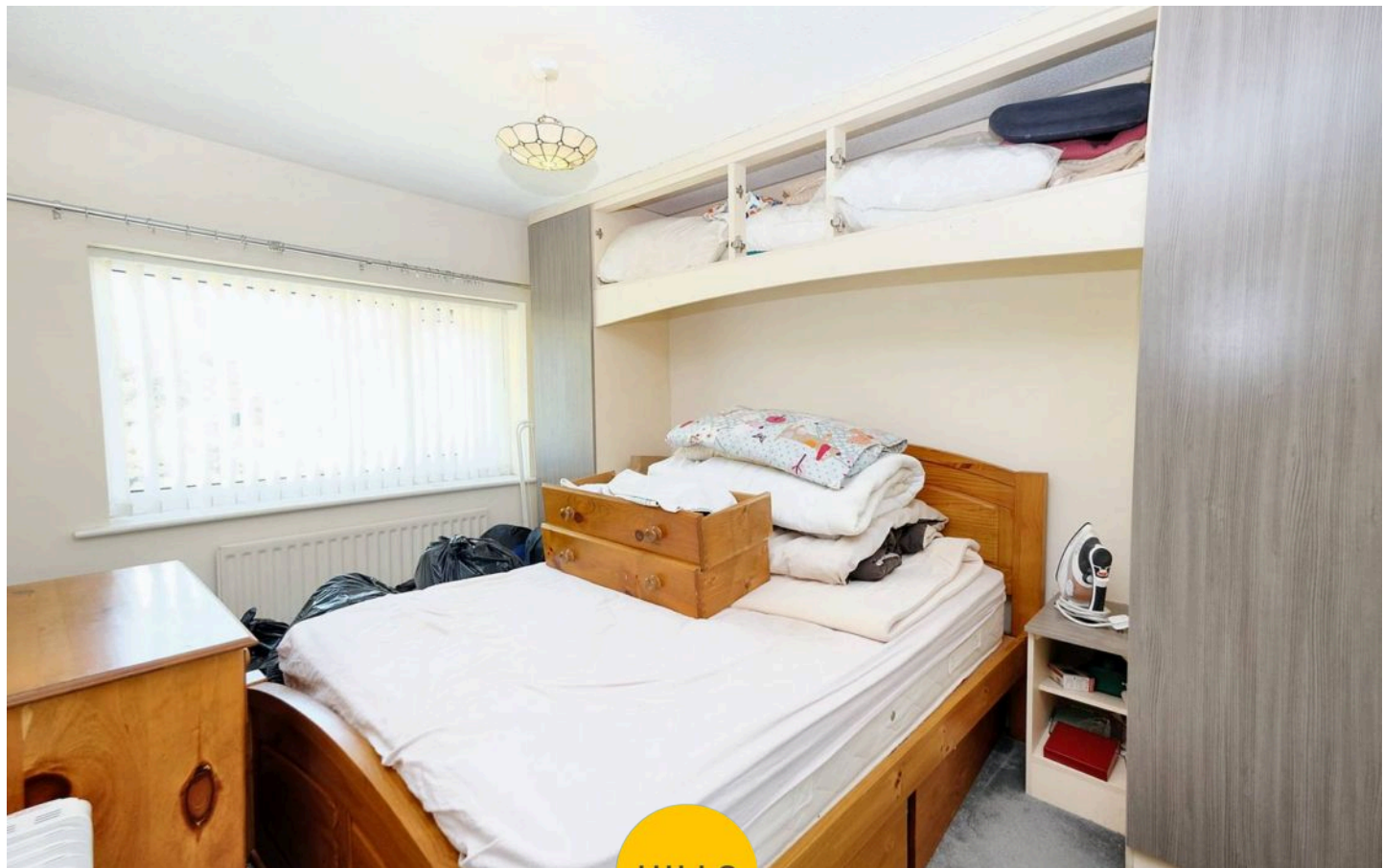
7' 11" x 7' 1" (2.41m x 2.15m)

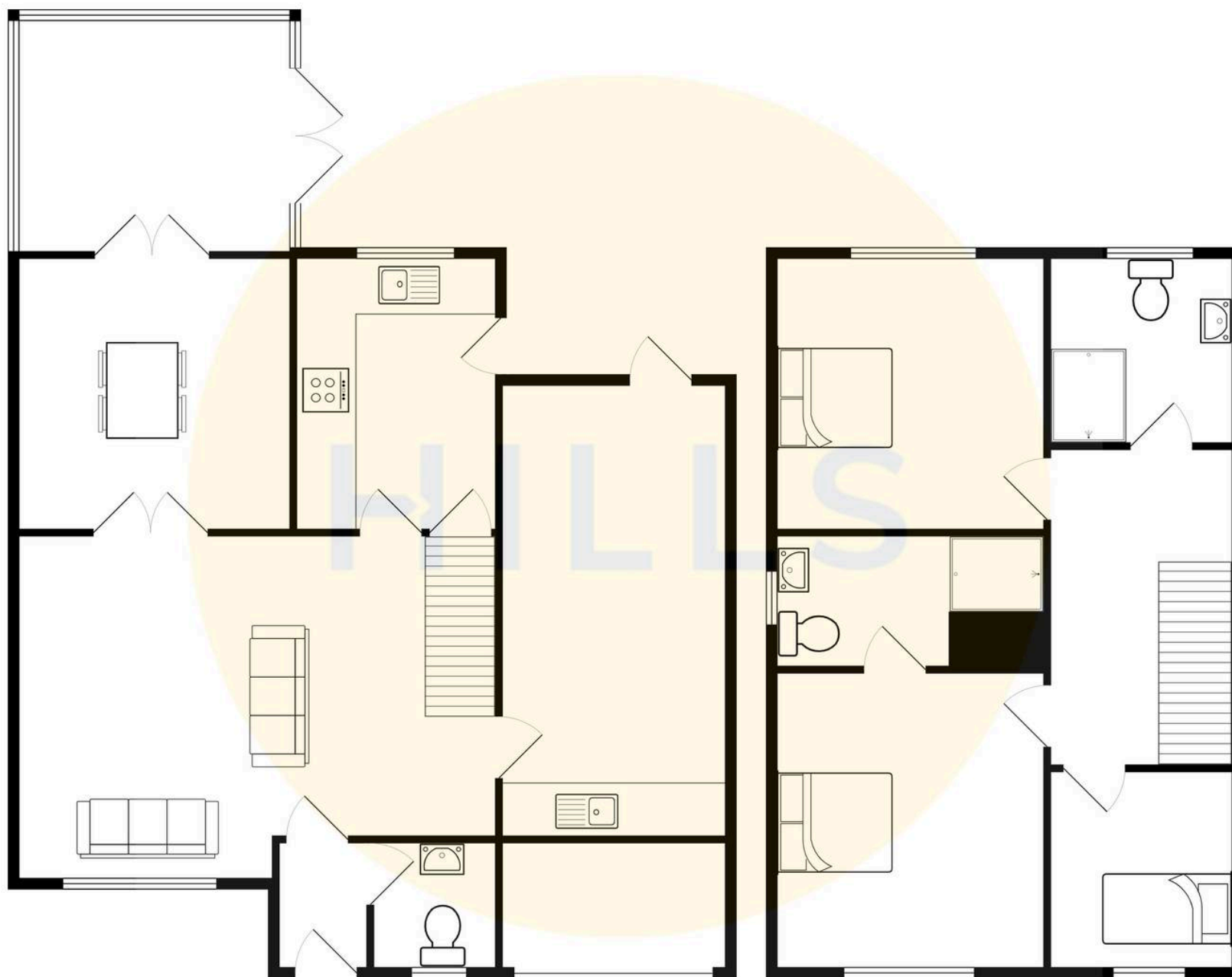
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bathroom

5' 10" x 6' 9" (1.77m x 2.05m)

Featuring a four piece suite including a shower, bath, hand wash basin and W.C. Complete with a ceiling light point, extractor, double glazed window and heated towel rail. Fitted with lino flooring.







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