



Sutherland Street, Eccles

Manchester



£340,000

Sutherland Street

Eccles, Manchester

This well-presented three bed semi-detached house in a sought-after location features a double-story side extension, spacious living areas, modern kitchen, en suite master bedroom, lovely gardens, gated parking, and stunning views of Winton Park. Ideal for families with great local schools nearby. Council Tax band: B

Tenure: Freehold

- Well Presented Three Bedroom Semi Detached Property
- Double Story Side Extension
- Impressive 21ft Lounge & Second Reception Room
- Modern Fitted Kitchen
- Three Generous Sized Bedrooms
- Modern Family Bathroom & En Suite to Master with Claw Foot Roll Top Bath
- Featuring 14 Solar Panels with a Ten Year Warranty in Place, 250kw Per Panel
- Front, Side & Rear Gardens Plus Gated Off Road Parking
- Stunning Views of Winton Park & Excellent Local Schools Close By



Entrance Hallway

A welcoming entrance hallway entered via a composite front door, featuring with a ceiling light point.

Lounge

22' 0" x 11' 1" (6.70m x 3.38m)

Featuring an electric fire with limestone fireplace and hearth. Complete with two ceiling light points, double glazed rear patio doors, and two wall mounted radiators. Fitted with laminate flooring.

Kitchen

8' 11" x 13' 1" (2.72m x 3.98m)

Featuring complementary wall and base units including one and a half sink unit, integral double oven and hob with extractor. Integral dishwasher. Understairs pantry/storage area. Space for fridge freezer and washing machine. Complete with ceiling light point, double glazed rear window and stable door leading to the rear garden. Fitted with Karndean flooring.

Dining Room

9' 8" x 14' 4" (2.95m x 4.36m)

Featuring ceiling light point, front double glazed windows and wall mounted radiator. Complete with Karndean flooring.

Bedroom 1

11' 1" x 15' 7" (3.37m x 4.76m)

Featuring ceiling light point, two double glazed front windows, storage cupboard and wall mounted radiator. Complete with carpet flooring. Access to a boarded loft with lighting via a dropdown ladder.

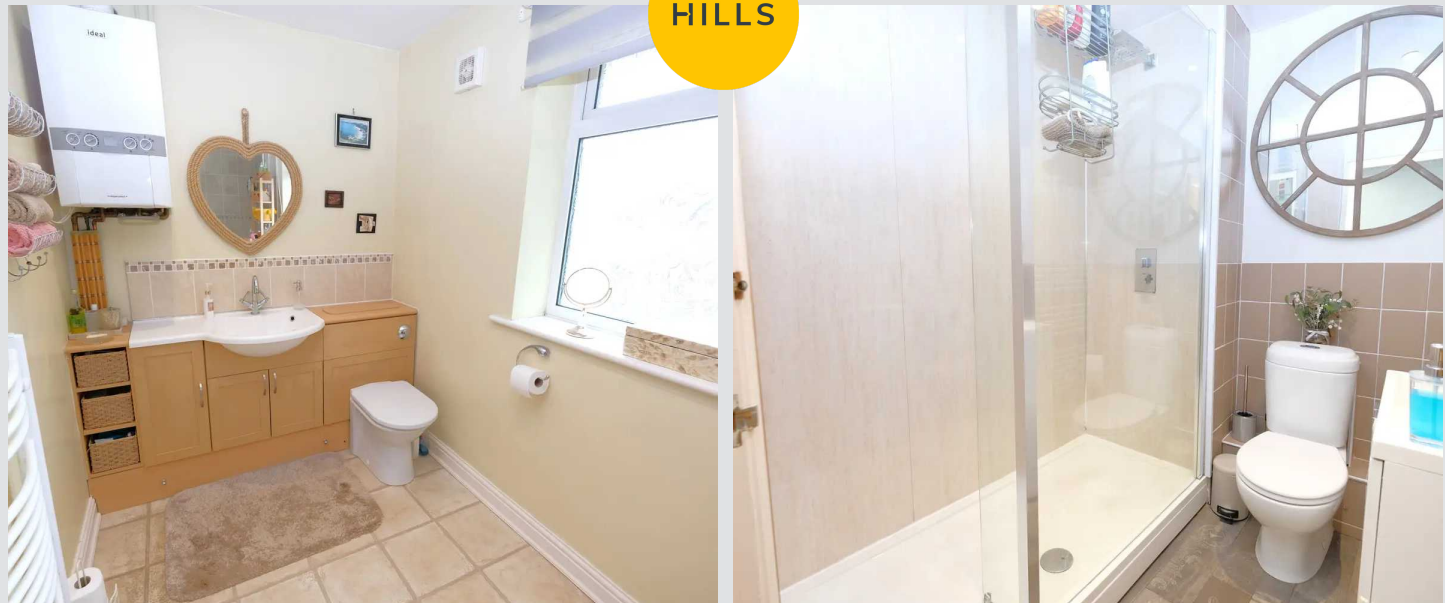
Ensuite

11' 0" x 5' 9" (3.36m x 1.75m)

Featuring a three piece suite including a claw foot roll top bath with shower over and glass screen, a hand wash basin and W/C. Complete with wall mounted radiator and laminate flooring.



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Bedroom 2

13' 1" x 7' 7" (3.99m x 2.31m)

Featuring ceiling light point, double glaze rear window, large alcove with built in storage shelves and wall mounted radiator. Complete with laminate flooring.

Bathroom

5' 7" x 6' 8" (1.71m x 2.03m)

Featuring a walk-in shower, hand wash basin and W.C. Complete with ceiling spotlights, wall mounted radiator, tiled walls and vinyl flooring.

Bedroom 3

9' 9" x 13' 3" (2.98m x 4.04m)

Featuring ceiling light point, double glaze front window, radiator. Complete with carpet flooring.

Brick Built Shed

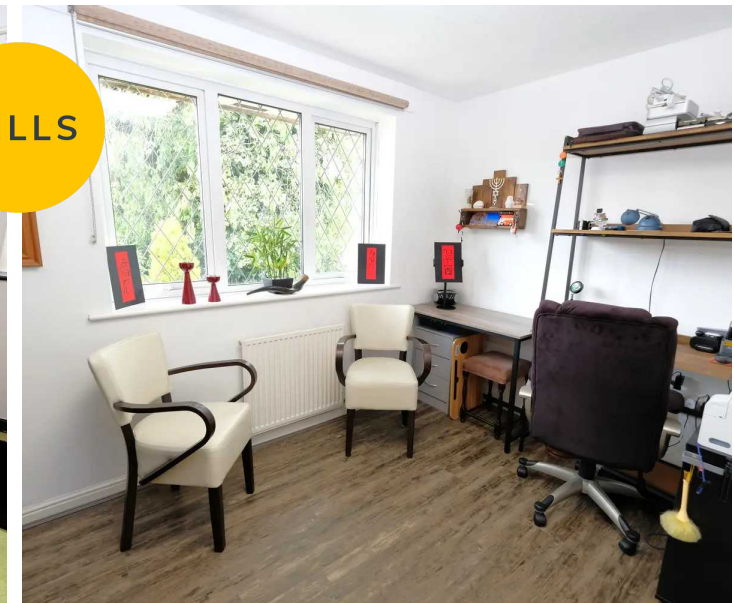
Attached to the rear of the property is a brick built shed with lighting and electric.

External

To the front and rear of the property are well maintained, paved gardens. The rear garden also features imprinted concrete with a water feature and outdoor tap.

Solar Panel Information

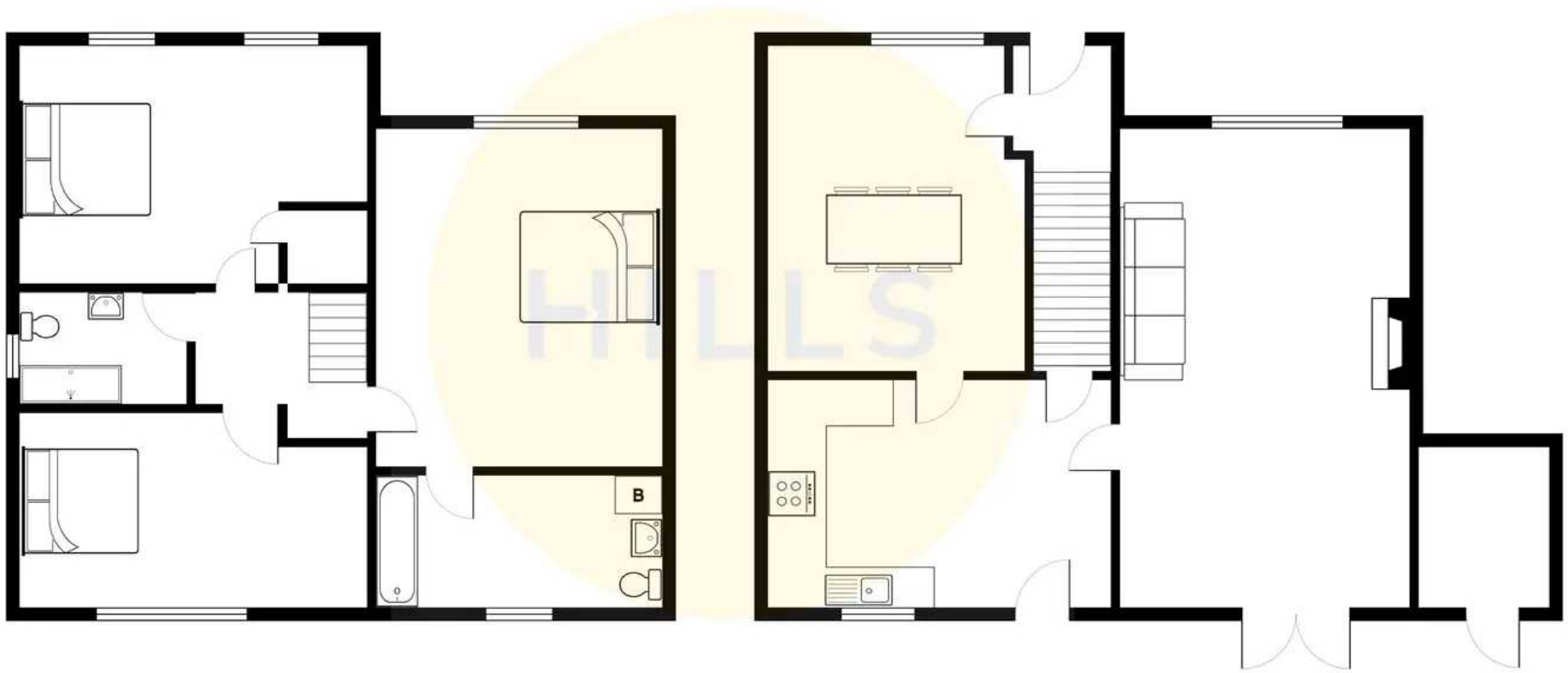
Attached to the front roof of the property are 14 solar panels. Featuring a 3.5kw system with a 3.2 kw battery. At the start of June 2024 the battery has approximately 8 years warranty. The solar panels were cleaned and serviced in January 2024 with a 10 year warranty in place. The solar panels are 250W per panel.





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