



Sutherland Street  
Eccles

**Miller Metcalfe**  
*Every step of the way*

# Sutherland Street

Eccles

Detached  3  3 EPC Rating - B

With Winton Park on your doorstep and a short drive to the vibrant Monton village, you'll enjoy the best of both worlds - tranquil surroundings and easy access to local cafes and eateries.

As you step into the welcoming entrance hall, you'll find a practical downstairs WC. The large living room provides an ideal space for entertaining family and friends, while the modern integrated kitchen/diner boasts a fitted hob, oven, and fridge freezer. Patio doors offer stunning views of the garden, and an adjacent utility room provides a separate sink and laundry area.

Upstairs, the master bedroom overlooks the peaceful garden and features an ensuite bathroom. A spacious second double bedroom and a sizeable single bedroom complete the sleeping quarters. The family bathroom adds the finishing touches.

The property's curb appeal is enhanced by a lawned front garden with a double driveway and a welcoming walkway to the front door. At the rear, a large, quiet, and private garden awaits, perfect for relaxation and outdoor entertaining.

This exceptional property on Sutherland Street offers the ideal combination of location, comfort, and style. With numerous grocery shops and local amenities nearby, it's a home that truly has it all.

TENURE  
Leasehold  
242 years remaining  
31/08/2267

MOBILE COVERAGE  
EE  
Vodafone  
Three  
O2

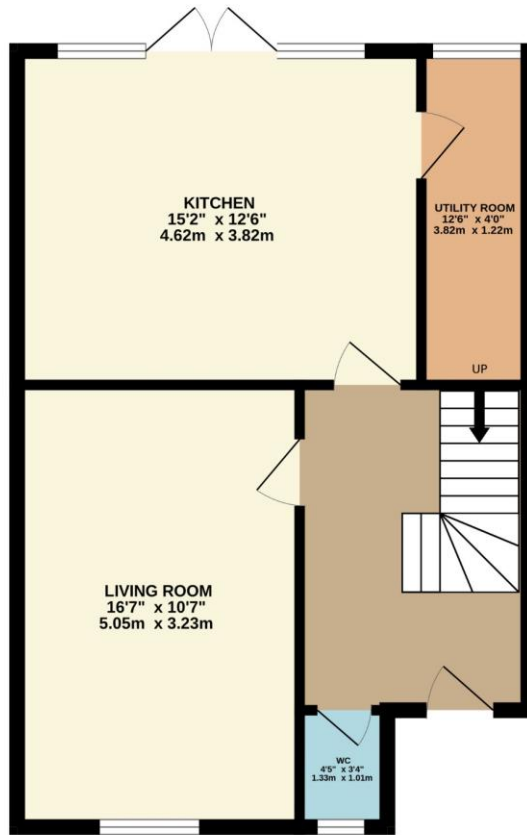
BROADBAND  
Basic: 4 Mbps  
Ultrafast: 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY  
BT - YES  
Sky - YES  
Virgin - NO

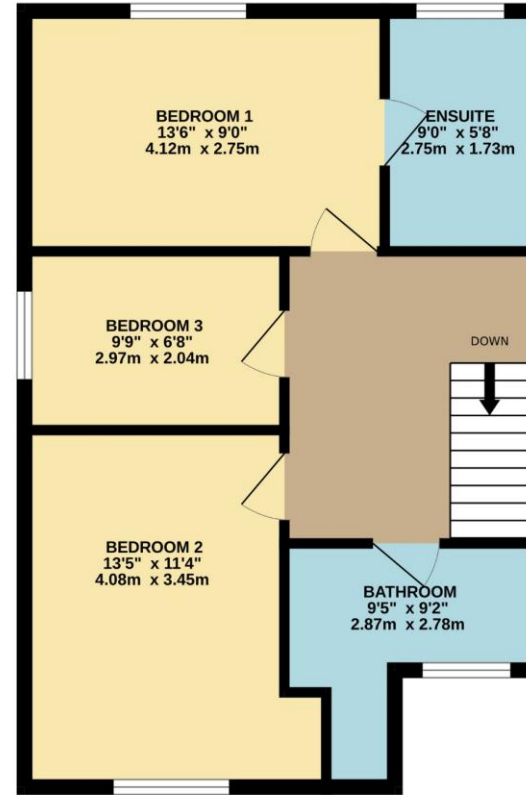




GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.