



Oliver James
ESTATE AGENT



TheNegotiator
Awards 2024
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

SILVER

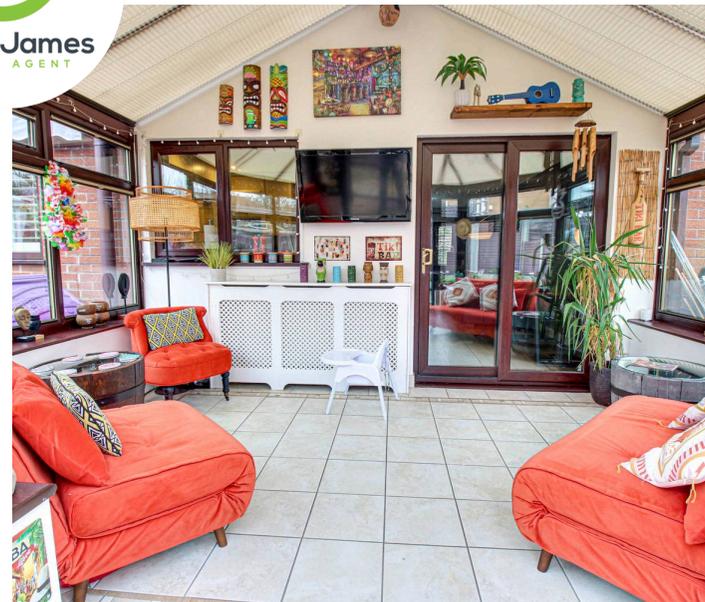
SCAN ME



BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Caledonian Drive, Eccles
£375,000



3 Caledonian Drive

Eccles, Manchester

Spacious four-bed, two-bath detached home with three reception rooms, modern kitchen, solar panels, garage, private garden, decked patio, and versatile rooms. Perfect for modern family living.

Council Tax band: D

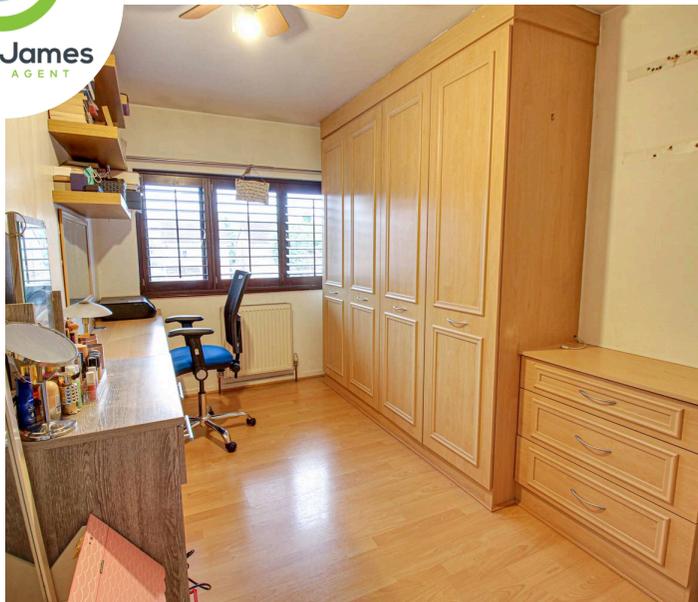
Tenure: Leasehold

- Four Bedroom Detached Home
- Spacious conservatory with garden access
- Downstairs WC ideal for Guests
- Spacious kitchen with plenty of counter space and Neff oven
- Main Bedroom with En Suite Bathroom
- Modern bathroom with five piece suite
- Built-in wardrobes and ample storage
- Private fenced garden with patio and decking
- Gated Driveway
- Integral Garage





Oliver James
ESTATE AGENT



Hallway

Guest WC

Lounge

15' 0" x 15' 9" (4.58m x 4.80m)

Dining room

9' 8" x 8' 2" (2.94m x 2.50m)

Kitchen

9' 8" x 13' 8" (2.94m x 4.16m)

Conservatory

9' 9" x 14' 2" (2.96m x 4.32m)

Bedroom One

9' 0" x 9' 3" (2.74m x 2.81m)

En Suite

Bedroom Two

11' 0" x 8' 2" (3.36m x 2.50m)

Bedroom Three

7' 10" x 7' 2" (2.38m x 2.18m)

Bedroom Four

13' 9" x 7' 10" (4.18m x 2.38m)

Bathroom

4' 11" x 12' 9" (1.50m x 3.88m)

Landing

GARDEN

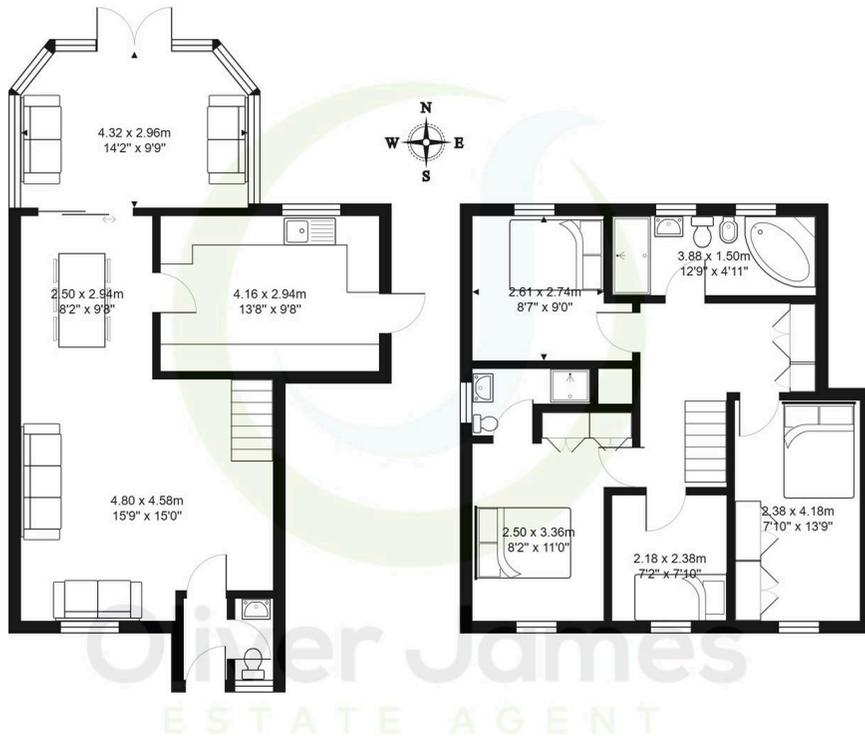
DRIVEWAY

1 Parking Space

GARAGE

Single Garage





Total Area: 111.4 m² ... 1199 ft²

All measurements are approximate and for display purposes only



Oliver James

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • hello@oliverjames.co.uk • oliverjames.co.uk

