

Calder Lane, Eccles

Manchester



In Excess of £350,000

# Calder Lane

Eccles, Manchester

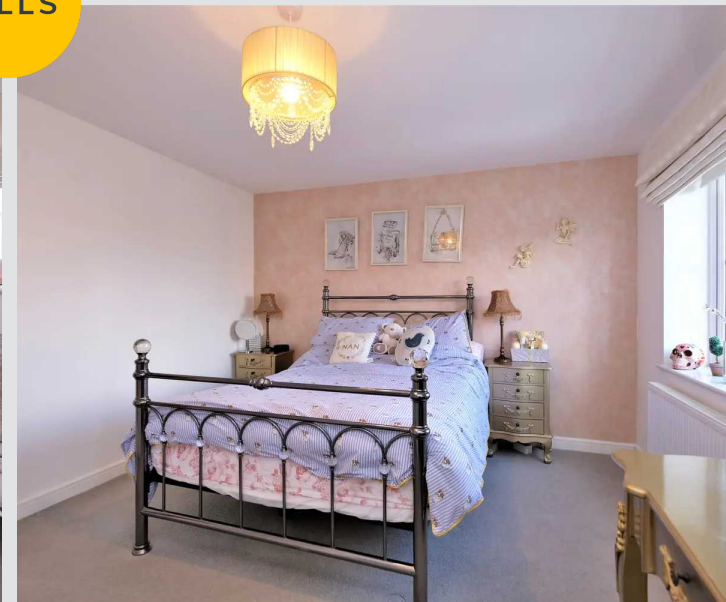
Laid over three floors is this beautifully presented family home located on the desirable Bridgewater development and still falls under the builders warranty. Offering an abundance of space with a family lounge, modern kitchen & dining area, four generous bedrooms and three bathrooms. The property also benefits from a south facing rear garden and has off road parking for two cars. Council Tax band: C

Tenure: Leasehold

- Beautifully presented family home
- Laid over three floors
- Family lounge
- Contemporary fitted kitchen & dining area
- Four generous bedrooms (three doubles)
- Family bathroom, en-suite & downstairs w.c.
- Located on the desirable Bridgewater development
- South facing rear garden & off road parking for two cars
- Catchment for outstanding schooling
- Still within 10 year NHBC builders warranty



HILLS



### Hallway

Opening into a welcoming entrance hallway that leads conveniently into the lounge. With ceiling light point, composite door, double glazed window, wall mounted radiator and power point.

### WC

6' 3" x 5' 7" (1.91m x 1.71m)

WC, hand wash basin and tiled splashback. With a ceiling light point, extractor fan and wall mounted radiator.

### Lounge

12' 10" x 11' 2" (3.91m x 3.40m)

Ceiling light point, double glazed window to the front, wall mounted radiator and power point.

### Kitchen Diner

14' 8" x 13' 11" (4.46m x 4.24m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Integrated 4 ring hob, oven and extractor hood. With space and plumbing for a washing machine and large fridge/freezer. Double glazed window to the rear and patio doors open onto the fantastic rear garden. Ample space for a dining table Part tiled walls and premium floor covering. The combi-boiler is located in conveniently in one of the kitchen cupboards.

### Landing

Ceiling light point, wall mounted radiator, power point and storage cupboard.

### Bedroom Two

14' 10" x 10' 4" (4.51m x 3.14m)

Ceiling light point, two double glazed windows, wall mounted radiator and power point.

### Bedroom Four

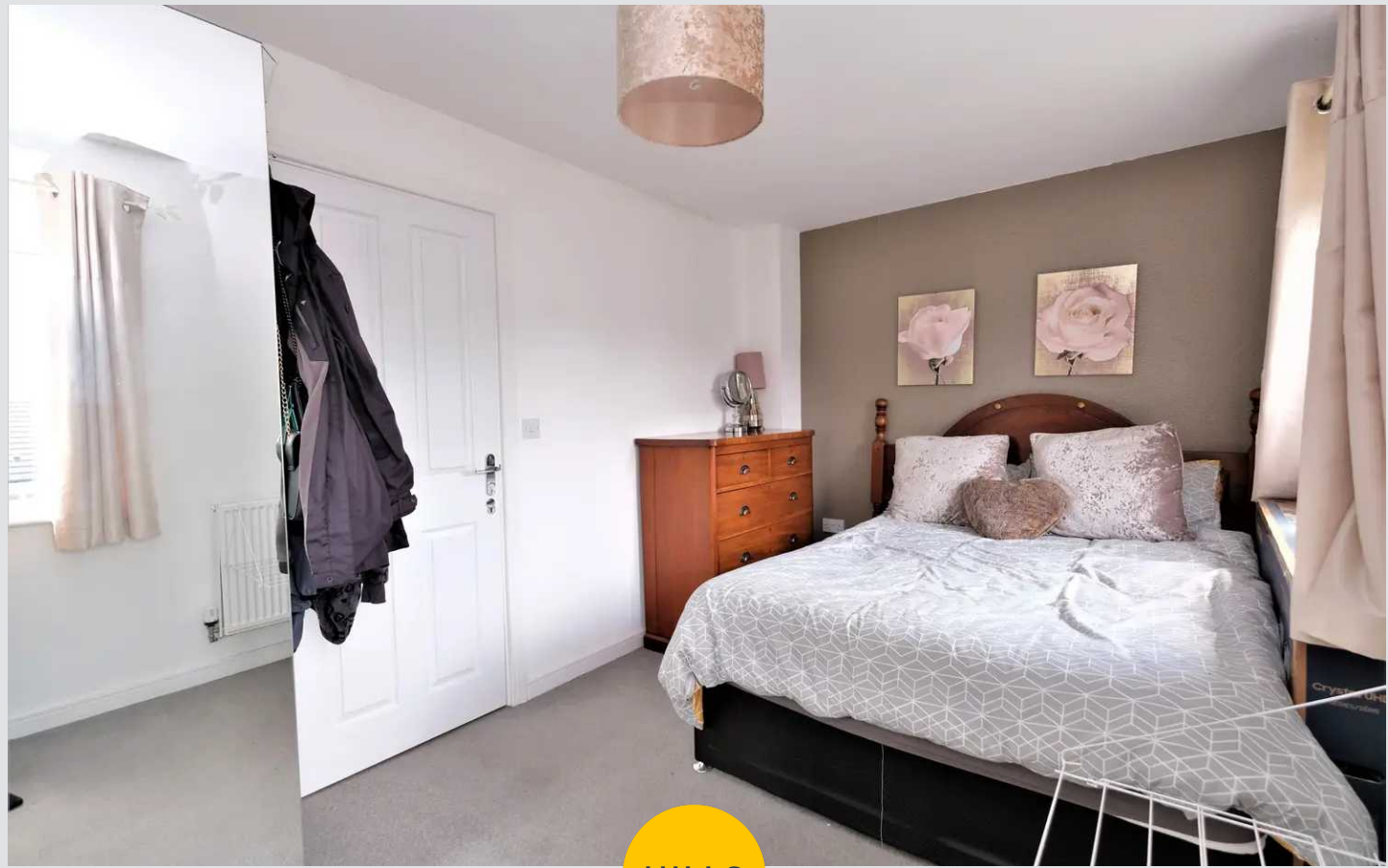
8' 5" x 7' 7" (2.56m x 2.31m)

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### Bathroom

6' 9" x 6' 4" (2.05m x 1.93m)

Fitted with a modern three piece white suite including a



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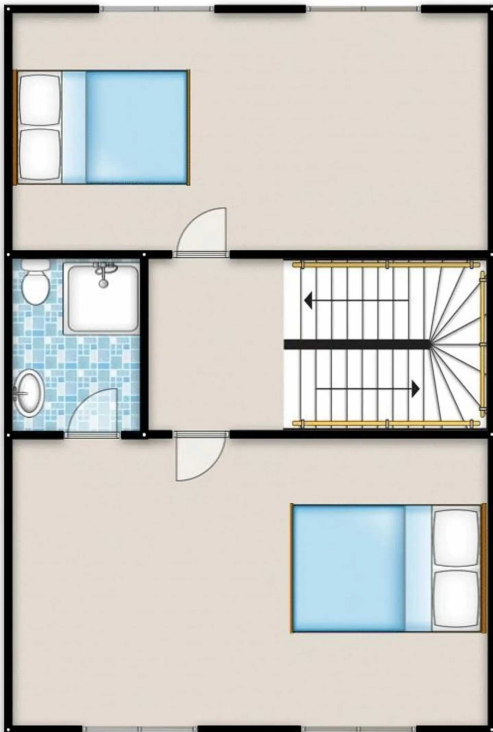
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## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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