



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**

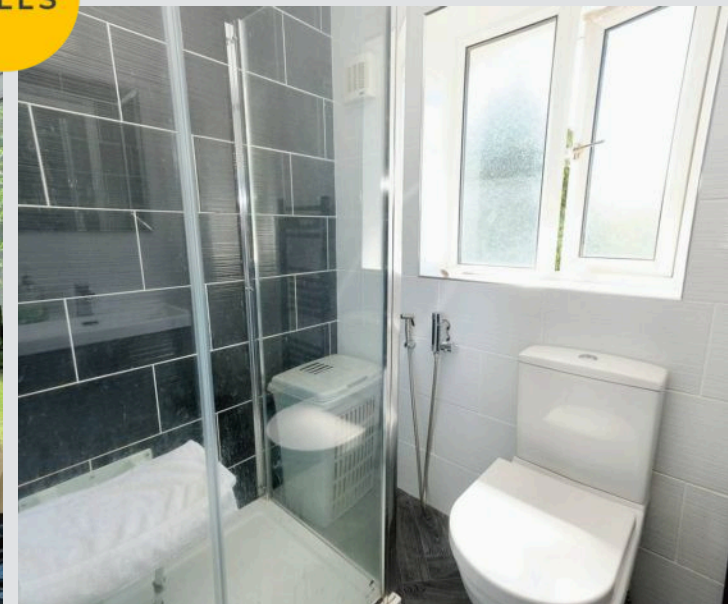
9' 9" x 7' 7" (2.97m x 2.32m)

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**

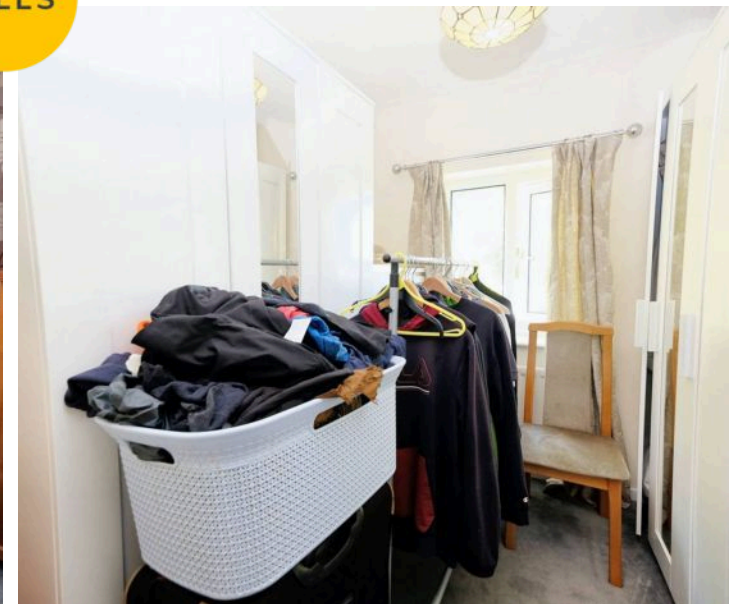
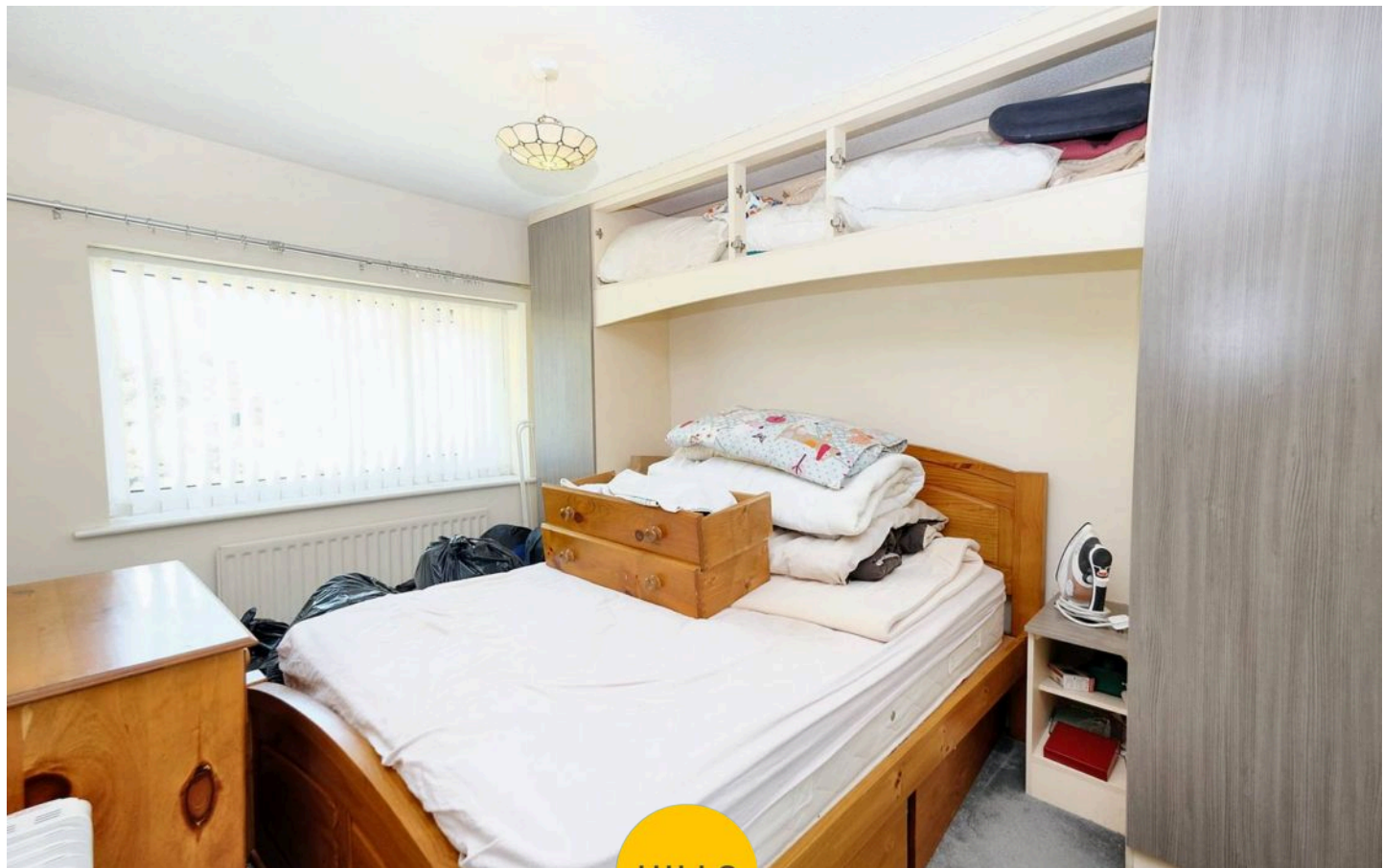
7' 11" x 7' 1" (2.41m x 2.15m)

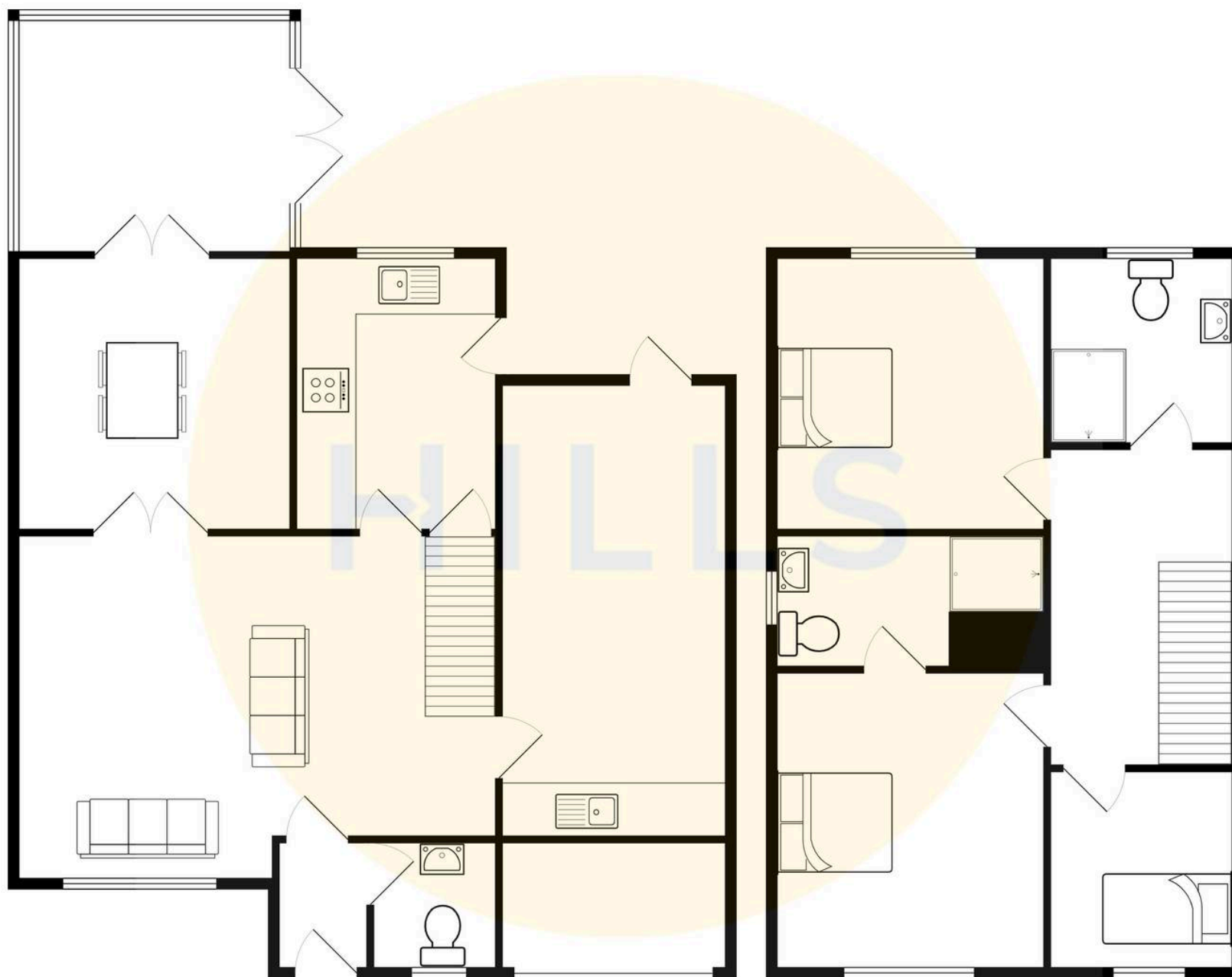
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**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.









## 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/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.