



\* FABULOUS DETACHED FAMILY HOME \* RECENTLY UNDERGONE EXTENSIVE RENOVATION WORK \* THREE GENEROUS BEDROOMS \* LOCATED ON A POPULAR DEVELOPMENT WITHIN ECCLES \* This fantastic property has undergone a full renovation including further extension to the conservatory plus a tiled roof, new family bathroom, glass staircase, decoration throughout along with flooring, doors and light fittings. The property also benefits from a new boiler which has been relocated to the kitchen and a new oven. This BRILLIANT PROPERTY offers an ABUNDANCE OF SPACE with THREE GENEROUS BEDROOMS, MODERN FAMILY BATHROOM to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an ENTRANCE HALLWAY, DOWNSTAIRS W.C., SPACIOUS LOUNGE, MODERN FITTED KITCHEN & DINING AREA, and a SECOND RECEPTION ROOM with access to the WELL MAINTAINED PRIVATE rear garden. The property also benefits from GARDENS TO THE FRONT & REAR, OFF-ROAD PARKING FOR MULTIPLE CARS and an DETACHED GARAGE. Situated on a POPULAR DEVELOPMENT within Eccles, close to MANY LOCAL AMENITIES & BRILLIANT TRANSPORT LINKS. CALL US NOW TO BOOK YOUR VIEWING!!

Caledonian Drive  
Manchester, M30 0SX

Offers Over £290,000

0161 7074900  
sales@hills.agency

## Entrance Hallway

uPVC door leading to the front. Tiled flooring, wall mounted radiator and ceiling light point.

## Downstairs W.C 0' 8" x 2' 3" (0.20m x 0.69m)

Fitted with a two piece suite - W.C and hand wash basin with underneath storage cupboard. Tiled flooring, wall mounted radiator and ceiling light point.

## Lounge 14' 6" x 15' 9" (4.42m x 4.80m)

Featuring an electric fireplace with surround. Carpeted throughout, two double glazed windows, two wall mounted radiators and ceiling light point.

## Kitchen 14' 6" x 8' 7" (4.42m x 2.61m)

Fitted with a range of wall and base units, contrasting work tops with integral sink and drainer. Integrated double oven and microwave. Breakfast bar. Space for fridge freezer and washer. Laminate flooring, wall mounted radiator and ceiling light point.

## Garden Room 9' 2" x 11' 2" (2.79m x 3.40m)

Fitted with double glazed windows surrounding the room. Double doors leading to rear. Laminate flooring and wall mounted light point.

## First Floor Landing

Carpeted flooring, access to all upstairs rooms, ceiling light point.

## Bedroom One 8' 3" x 13' 10" (2.51m x 4.21m)

Carpeted flooring, double glazed window, wall mounted radiator and ceiling light point.

## Bedroom Two 8' 3" x 10' 6" (2.51m x 3.20m)

Carpeted throughout, double glazed window, wall mounted radiator and ceiling light point.

## Bedroom Three 6' 4" x 10' 5" (1.93m x 3.17m)

Carpeted throughout, double glazed window, wall mounted radiator and ceiling light point.

## Bathroom 7' 0" x 7' 2" (2.13m x 2.18m)

Fitted with a three piece suite - W.C, hand wash basin with underneath storage and a bath with an overhead shower. Heated towel rail, double glazed window, lino flooring and ceiling light point.

## Externally

The property features a garage that can be access from the front and rear of the property. The front of the property comprises of a lawn and a paved driveway with space for two cars. The rear of the property comprises of a lawn area.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





# Energy performance certificate (EPC)

|                                       |                           |                                 |   |
|---------------------------------------|---------------------------|---------------------------------|---|
| CALEDONIAN DRIVE<br>ECCLES<br>M30 0SX | Energy rating<br><b>D</b> | Valid until:<br>17 January 2031 | Certificate number:<br>0995-1201-0109-5838-1804 |
|---------------------------------------|---------------------------|---------------------------------|---|

## Property type

Detached house

## Total floor area

69 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the [regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)