



Hills Residential

STUNNING DETACHED FAMILY HOME featuring a FANTASTIC 19FT KITCHEN DINER, 50FT REAR GARDEN, THREE GREAT SIZED BEDROOMS, EN-SUITE and DOUBLE DRIVEWAY! Tucked away on a quiet cul-de-sac on a sought after modern development in Eccles is this exceptional family home has a FREEHOLD TITLE and benefits from NEW DOUBLE GLAZED WINDOWS IN 2018 and a NEW FULLY INTEGRATED KITCHEN IN 2019. This impressive home comes complete with an entrance hallway, welcoming family sized lounge, guest W.C, ULTILTY ROOM, GARAGE/STORAGE room and 19FT MODERN KITCHEN DINER that opens onto the rear garden. Upstairs the property continues to impress, with three spacious bedrooms, the master bedroom having a range of fitted wardrobes and access to a MODERN EN-SUITE. A well-presented three-piece bathroom completes the 1st floor accommodation. Warmed by gas central heating and new windows in 2018, the property offers excellent energy efficiency boosted further by the installation of the HIVE heating system. Externally the property has a DOUBLE DRIVEWAY to the front and a large 50FT GARDEN laid to lawn with a separate raised decking area with integrated lighting to the rear. If you are looking for a property in a popular and convenient location, with access to great transport links, amenities and good local schooling your search could be over! For more details or to arrange your viewing contact the office today!

Caldon Close
Manchester, M30 0TB

£280,000

0161 7074900
sales@hillsresidential.co.uk

Entrance Hallway

Modern composite front door, ceiling light point and access door into the lounge

Lounge 16' 1" x 10' 11" (4.892m x 3.330m)

A warm and welcoming lounge complete with a double glazed window to the front, three wall mounted lights and two wall mounted radiators. Laminate wood effect flooring. A gas fire with feature wood surround acts as an excellent focal point of the room.

Kitchen Diner 19' 9" x 8' 7" (6.020m x 2.620m)

A stunning open plan kitchen diner complete with a modern range of wall and base cabinets with complementary quartz work surfaces and an integral sink and copper tap. Fully integrated appliances including beko fridge, freezer, washing machine and dishwasher. Integrated Zanuzzi double oven, 5-ring gas hob and modern extractor hood over. Breakfast bar with 'First Impression' feature black glass with copper accent. Ample space for a dining table. Double glazed window to the rear, tiled floor, inset lighting, double glazed patio doors opening onto the rear garden and a modern wall mounted copper radiator.

Internal Hall

Ceiling light point and stairs to the 1st floor landing.

Guest W.C 5' 2" x 2' 9" (1.572m x 0.836m)

Low level w.c, hand wash basin, ceiling light point and a heated chrome towel rail.

Utility room 8' 4" x 6' 6" (2.551m x 1.985m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink. Space for a washing machine.

Garage/Storage 8' 11" x 8' 10" (2.73m x 2.692m)

Up and over door, ceiling light point

Landing

Ceiling light point, double glazed window to the side elevation and loft access.

Bedroom One 11' 0" x 10' 1" (3.360m x 3.065m)

Ceiling light point, wall mounted radiator and a double glazed window to the rear elevation. Fitted wardrobes.

En-suite 5' 5" x 4' 10" (1.64m x 1.481m)

Fitted with a modern three piece white suite including shower cubicle, low level W.C and a hand wash basin set in a vanity unit. Inset lighting, double glazed frosted window to the rear and a heated chrome towel rail. Fully tiled walls and floor.

Bedroom Two 11' 0" x 12' 9" (3.357m x 3.875m)

Double glazed window to the front, ceiling light point and a wall mounted radiator

Bedroom Three 16' 1" x 10' 11" (4.892m x 3.330m)

Double glazed window to the front, ceiling light point and a wall mounted radiator.

Bathroom 8' 6" x 5' 1" (2.596m x 1.550m)

Fitted with a fantastic three piece white suite, including a p-shaped bath with shower over, low level W.C and a hand wash basin set in a vanity unit. Inset lighting, double glazed frosted window to the rear and a heated chrome towel rail.

Externally 53' 5" x 0' 0" (16.287m x 0m)

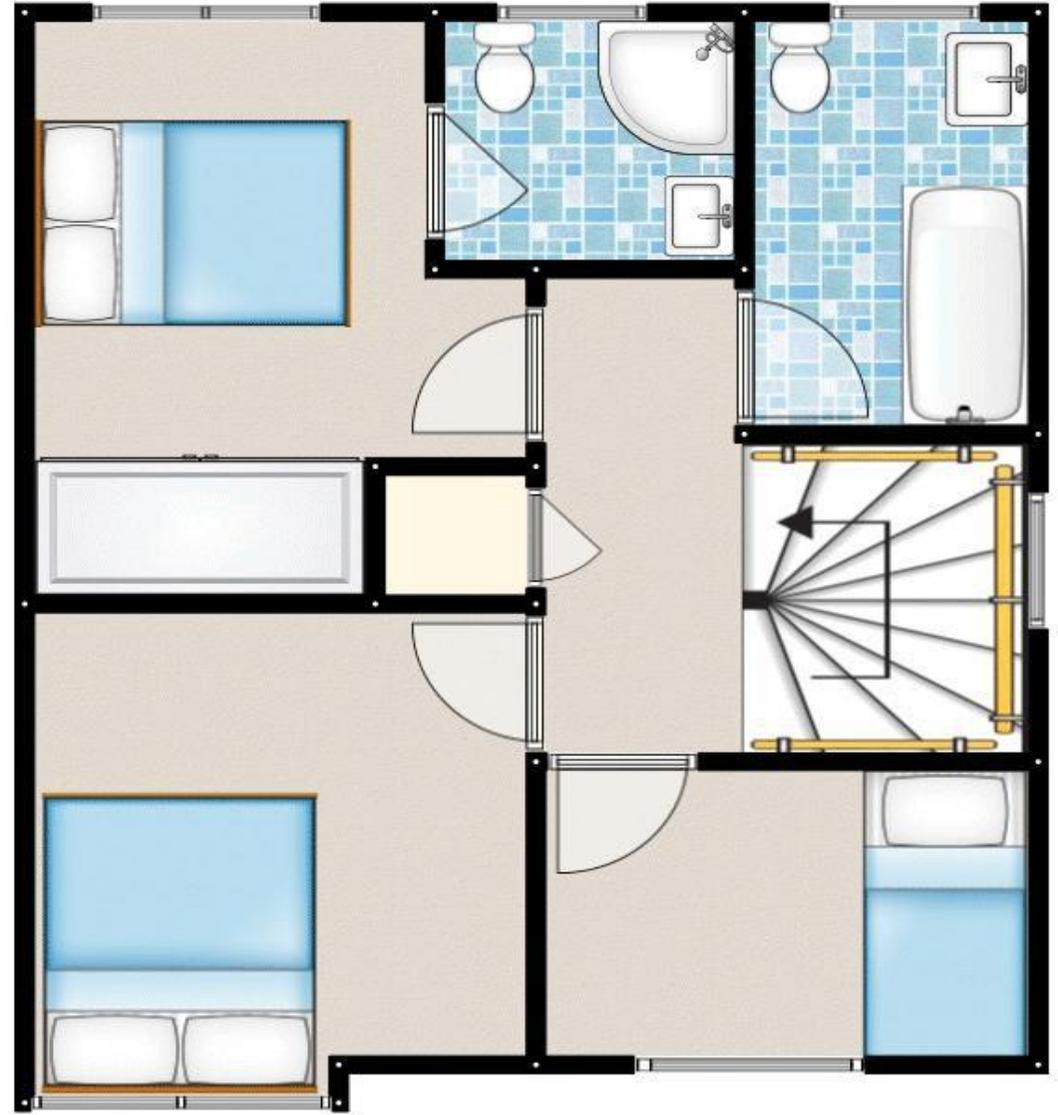
To the front of the property is a double driveway with access to the rear from the side. To the rear is a large garden measuring over 50ft in length with a laid to lawn garden and a raised decking area complete with integrated lighting all enclosed with wood panel fencing. Outside tap.



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.





4 Caldon Close
Eccles
MANCHESTER
M30 0TB

Energy rating

D

Certificate number

8506-3930-8429-1507-8273

Valid until 7 February 2023

Property type

Detached house

Total floor area

74 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](#).