



**HILLS**

**\* FABULOUS DETACHED FAMILY HOME \* DOUBLE STORY EXTENSION TO THE SIDE \* FOUR GENEROUS BEDROOMS \* LOCATED ON A POPULAR DEVELOPMENT WITHIN ECCLES \* This fantastic property offers an ABUNDANCE OF SPACE with FOUR GENEROUS BEDROOMS, MODERN FAMILY BATHROOM and EN-SUITE to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an ENTRANCE HALLWAY, DOWNSTAIRS W.C., SPACIOUS LOUNGE, DINING AREA, CONSERVATORY & an EXTENDED KITCHEN with access to the garage and rear garden. The property also benefits from GARDENS TO THE FRONT & REAR, OFF-ROAD PARKING and an ITEGRAL 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  
Eccles, M30 0SX**

**Offers in Excess of £290,000**

**0161 7074900  
sales@hills.agency**

**Porch 19' 8" x 10' 10" (6.0m x 3.3m)**

Composite entrance door to the front, ceiling light point, wall-mounted radiator, double glazed window to the front and laminate flooring.

**Lounge 15' 10" x 15' 0" (4.82m x 4.57m)**

Double glazed window to the front, ceiling light point, gas fire, two wall-mounted radiators and laminate flooring.

**Dining Room 9' 8" x 7' 7" (2.94m x 2.31m)**

Patio doors to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

**Kitchen 15' 8" x 10' 7" (4.77m x 3.22m)**

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Double range oven, extractor, integrated dishwasher, integrated washing machine, two integrated under counter freezer and integrated under counter fridge. Double glazed window to the rear, uPVC door leading to the rear garden, under stairs storage, ceiling light point and tiled flooring.

**Conservatory**

Double glazed surround, French doors to the rear, two wall-mounted light points and laminate flooring.

**Downstairs WC 16' 5" x 8' 6" (5.0m x 2.6m)**

Fitted two piece suite comprising of low level WC and pedestal hand wash basin. Part tiled walls, wall-mounted radiator, ceiling light point, double glazed window to the front and lino flooring.

**First Floor Landing**

Ceiling light point, storage and carpeted floors.

**Bedroom One 11' 4" x 8' 6" (3.45m x 2.59m)**

Double glazed window to the front, ceiling light point, fitted furniture, wall-mounted radiator and laminate flooring.

**En-Suite 7' 5" x 4' 2" (2.26m x 1.27m)**

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and shower cubicle. Double glazed window to the side, extractor, part tiled walls and tiled flooring.

**Bedroom Two 18' 6" x 6' 11" (5.63m x 2.11m)**

Double glazed window to the side, two ceiling light points, loft access and laminate flooring.

**Bedroom Three 8' 11" x 8' 10" (2.72m x 2.69m)**

Double glazed window to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

**Bedroom Four 7' 9" x 7' 1" (2.36m x 2.16m)**

Double glazed window to the front, ceiling light point, fitted wardrobes and drawers, wall-mounted radiator, loft access and laminate flooring.

**Family Bathroom**

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with shower over. Double glazed window to the rear, ceiling light point, wall-mounted radiator, extractor, part tiled walls and tiled flooring.

**Externally**

To the front is off road parking. To the rear is a laid to lawn garden with planted borders.



**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.





Valid until  
17 November 2024

Certificate number  
90316-2807-7991-9104-2171

[Print this certificate](#)

**Property type** Detached house  
**Total floor area** 100 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](#).

## Energy efficiency rating for this property

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

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

