



Sutherland Street, Eccles

Manchester



£340,000

Sutherland Street

Eccles, Manchester

This well-presented three bed semi-detached house in a sought-after location features a double-story side extension, spacious living areas, modern kitchen, en suite master bedroom, lovely gardens, gated parking, and stunning views of Winton Park. Ideal for families with great local schools nearby. Council Tax band: B

Tenure: Freehold

- Well Presented Three Bedroom Semi Detached Property
- Double Story Side Extension
- Impressive 21ft Lounge & Second Reception Room
- Modern Fitted Kitchen
- Three Generous Sized Bedrooms, Master with Fitted Wardrobes
- Modern Family Bathroom & En Suite to Master with Claw Foot Bath
- Front, Side & Rear Gardens Plus Gated Off Road Parking
- Stunning Views of Winton Park & Excellent Local Schools Close By



Entrance Hallway

An entering hallway featuring with a single ceiling light point.

Lounge

22' 0" x 11' 1" (6.70m x 3.38m)

Featuring double glazed front rear patio, ceiling light point, electric fire, radiator. Complete with laminate flooring.

Kitchen

8' 11" x 13' 1" (2.72m x 3.98m)

Featuring complementary wall and base units including sink, oven, cooker, extractor. Space for fridge freezer, dishwasher and washing machine. Complete with laminate flooring, double glazed rear window and wooden rear door leading to outside.

Dining Room

9' 8" x 14' 4" (2.95m x 4.36m)

Featuring ceiling light point, front double glazed windows and radiator. Complete with laminate flooring.

Bedroom 1

11' 1" x 15' 7" (3.37m x 4.76m)

Featuring ceiling light point, double glazed front window, radiator. Complete with carpet flooring.

Ensuite

11' 0" x 5' 9" (3.36m x 1.75m)

Featuring ceiling spot lights, tree piece suite with a hand wash basin and W/C. Complete with tiled flooring and a towel radiator.

Bedroom 2

13' 1" x 7' 7" (3.99m x 2.31m)

Featuring ceiling light point, double glaze rear window, radiator. Complete with laminate flooring.



Bathroom

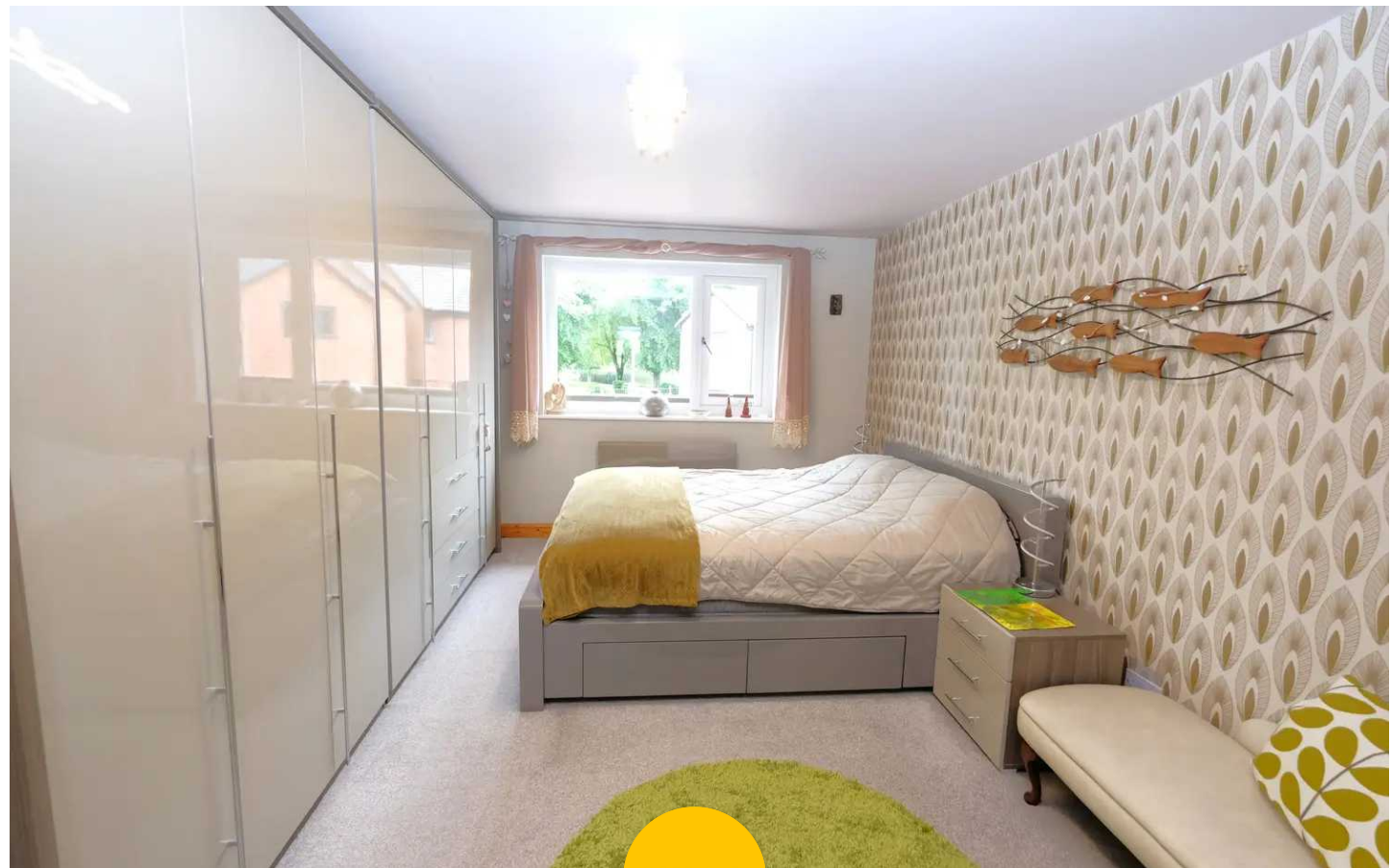
5' 7" x 6' 8" (1.71m x 2.03m)

Featuring three - piece suite with a towel radiator and ceiling spotlights. Complete with laminate flooring and tiled walls.

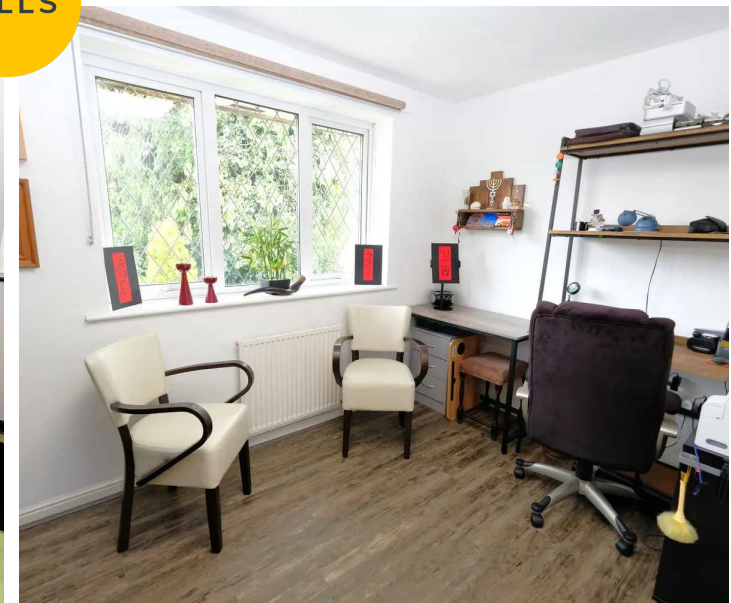
Bedroom 3

9' 9" x 13' 3" (2.98m x 4.04m)

Featuring ceiling light point, double glaze front window, radiator. Complete with carpet flooring.



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