



Calder Lane, Eccles

Manchester



£375,000

35 Calder Lane

Eccles, Manchester

Spacious family home located on the desirable Bridgewater Development. Spacious family lounge, modern fitted kitchen, utility room, four double bedrooms, en suite bathroom, garage, off-road parking, well-maintained rear garden. Local outstanding schools, walking distance to Monton Village, local amenities and excellent transport links.

A must-see!

Council Tax band: D

- The Perfect Family Home Located on the Desirable Bridgewater Development
- Spacious Family Lounge
- Modern Fitted Kitchen with Integral Appliances & Separate Utility Room
- Four Generous Double Bedrooms
- Family Bathroom, En suite off Master & Guest W.C.
- Off Road Parking For Multiple Cars & Integral Garage
- Well Maintained Rear Garden that Benefits from the Sun
- Falls Perfectly Within Catchment for Outstanding Schools
- Just a Short Walk over to Monton Village
- Excellent Amenities, Public Transport & Motorway Links Close By



Entrance Hallway

Downstairs W/C

5' 7" x 2' 9" (1.69m x 0.84m)

Ceiling light point, wall mounted radiator and a double glazed window to the front elevation

Integral Garage

17' 3" x 7' 10" (5.25m x 2.39m)

Ceiling light point

Lounge

14' 6" x 11' 8" (4.41m x 3.56m)

Ceiling light point, double-glazed window and a wall-mounted radiator

Kitchen Diner

21' 6" x 9' 11" (6.56m x 3.01m)

Fitted with a modern range of wall and base units and complemented by contrasting work surfaces and an integral sink and drainer unit. Built in oven, hob and extractor. Integral dishwasher, fridge and freezer. Inset light points, two ceiling light points and a wall mounted radiator. Double glazed French doors open onto the well-kept rear garden.

Utility Room

7' 9" x 5' 7" (2.36m x 1.70m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink. Space for a washing machine and dryer. Wall mounted radiator and a ceiling light point.



Landing

Bedroom One

13' 10" x 11' 7" (4.21m x 3.54m)

Ceiling light point, double-glazed window and a wall-mounted radiator

Ensuite

6' 10" x 6' 9" (2.08m x 2.07m)

Three-piece suite including shower unit, low level W.C and a hand wash basin. Ceiling light point, double glazed window and a wall mounted radiator.

Bedroom Two

12' 0" x 8' 2" (3.65m x 2.49m)

Ceiling light point, double-glazed window and a wall-mounted radiator

Bedroom Three

10' 9" x 7' 9" (3.28m x 2.36m)

Ceiling light point, double-glazed window and a wall-mounted radiator

Bedroom Four

10' 8" x 7' 7" (3.25m x 2.30m)

Ceiling light point, double-glazed window and a wall-mounted radiator

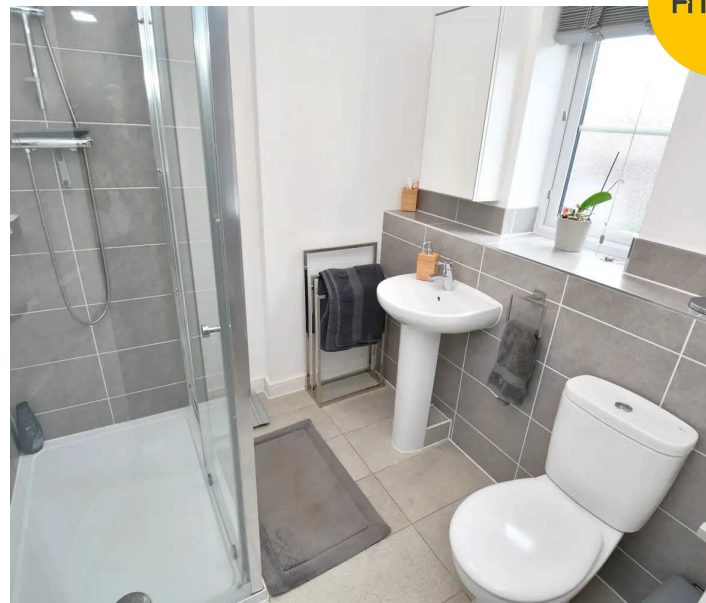
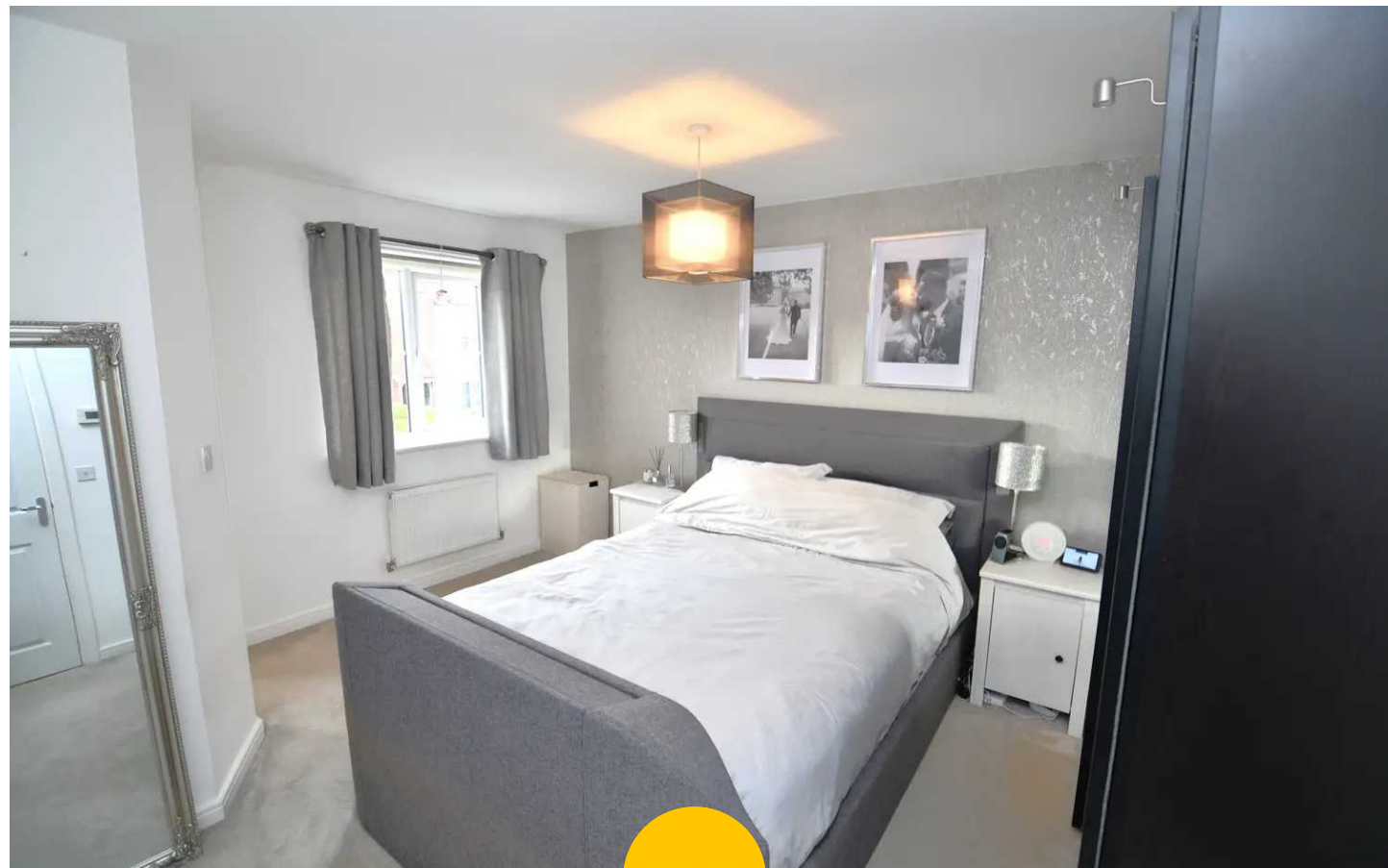
Bathroom

7' 7" x 7' 5" (2.30m x 2.27m)

Fitted with a white three-piece suite including bath with shower over, low level W.C and a pedestal hand wash basin. Part tiled walls, wall mounted radiator, ceiling light point and a double glazed window

Externally

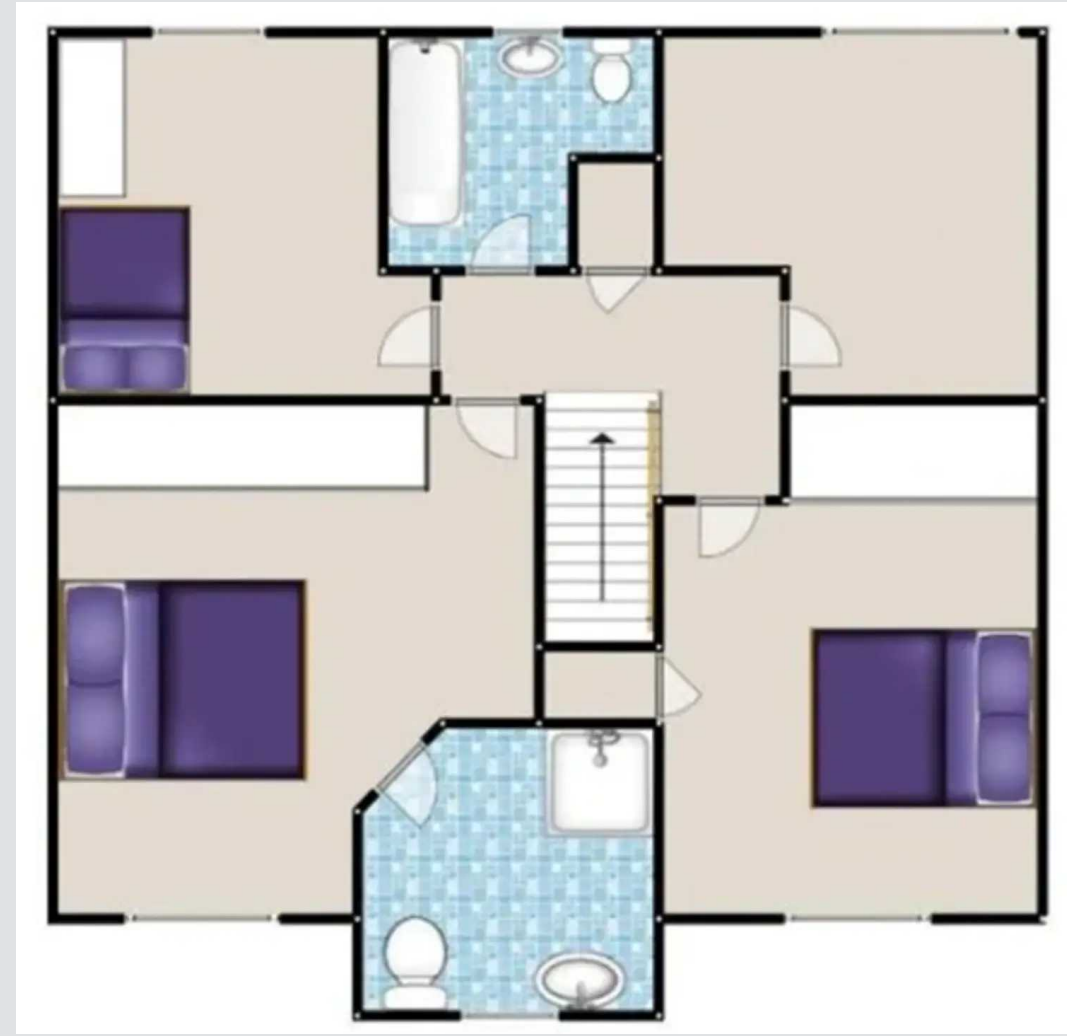
Double driveway to the front providing off-road parking for two cars. To the rear there is a generous, landscaped garden with artificial grass, decking and shrubbery. Benefits from the sun.





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