



Caledonian Drive, Eccles

Manchester



# Caledonian Drive

Eccles, Manchester

Semi-detached property with stunning views of Manchester Ship Canal. Spacious lounge, open plan kitchen/dining area, three bedrooms, garden with seating area, off-road parking for two cars. Ideal for first-time buyers in sought-after M30 area near amenities and transport links.

Council Tax band: C

Tenure: Leasehold

- Tucked Away on a Quiet Cul De Sac Overlooking the Manchester Ship Canal
- Spacious Yet Cosy Lounge
- Open Plan Kitchen & Dining Space
- Two Doubles & a Single Bedroom
- Three Piece Bathroom Suite
- Private Rear Garden
- Off Road Parking for Multiple Cars
- Perfect First Home Located on a Desirable Development Within M30
- Perfectly Positioned Within Walking Distance to Shops, Parks & Schools and Surrounded by Excellent Transport Links



### Entrance Hallway

Featuring ceiling light point, double glazed window, wall - mounted radiator, power point. Complete with composite door. Fitted with laminate flooring.

### Lounge

11' 10" x 15' 8" (3.61m x 4.78m)

Featuring ceiling light point, double glazed window, wall - mounted radiator, power point, gas fire and surround. Fitted with laminate flooring.

### Kitchen/Diner

14' 7" x 8' 4" (4.45m x 2.54m)

Featuring complementary wall and base units with gas hob, electric oven, stainless steel extractor and metal sliding door. Boiler. Space for washer, fridge freezer. Complete with two ceiling light points, double glazed window, power point, patio doors. Fitted with part tiled walls and laminate flooring.

### Landing

Featuring ceiling light point, single glazed window, power point. Complete with loft access. Fitted with carpet flooring.

### Bedroom One

13' 11" x 8' 5" (4.25m x 2.57m)

Featuring ceiling light point, double glazed window, wall - mounted radiator, power point. Fitted with carpet flooring.

### Bedroom Two

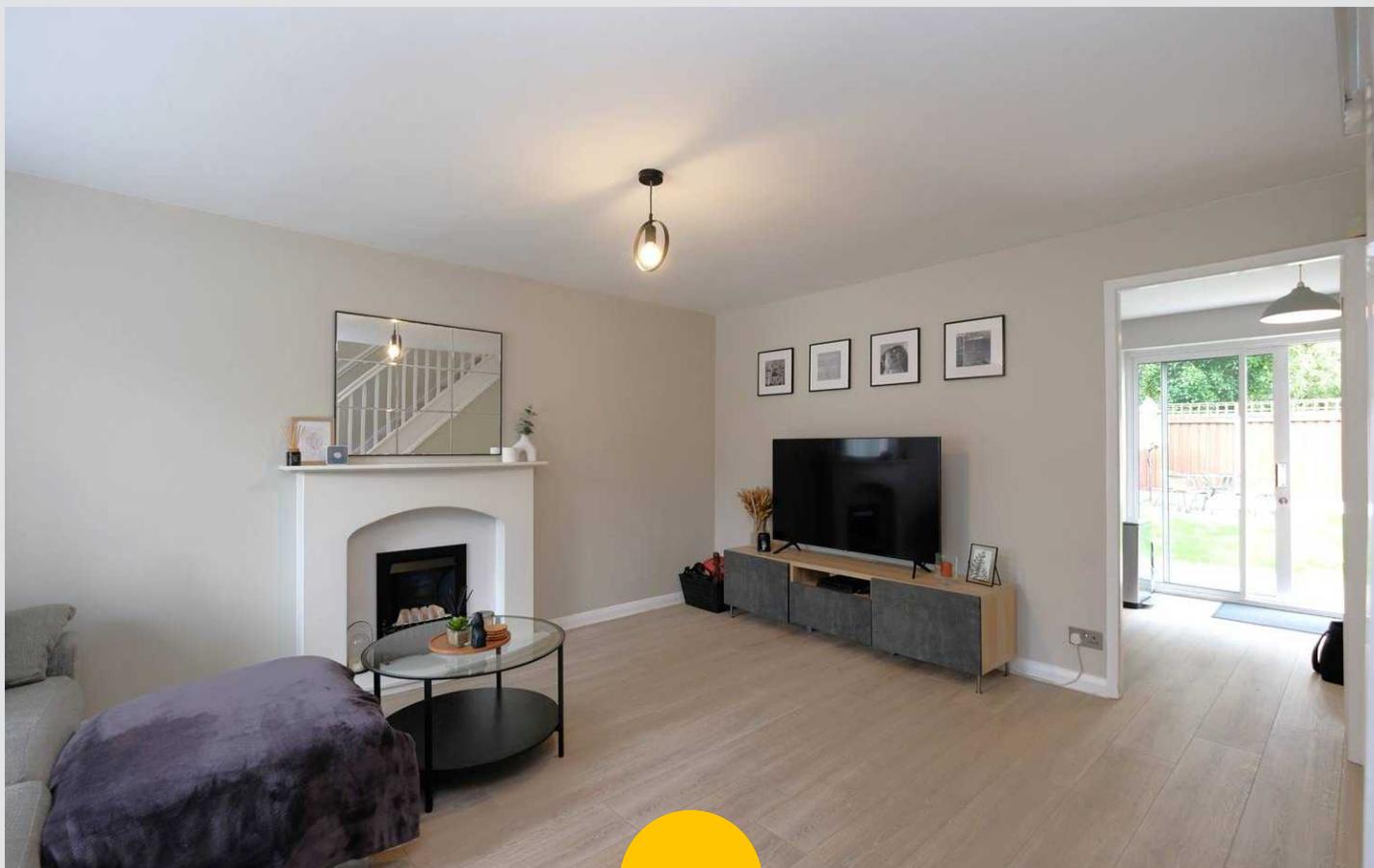
10' 2" x 7' 7" (3.09m x 2.32m)

Complete with a ceiling light point, two single glazed windows and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Three

7' 1" x 5' 11" (2.16m x 1.80m)

Featuring ceiling light point, double glazed window, wall - mounted radiator, power point. Complete with storage cupboard. Fitted with carpet flooring.

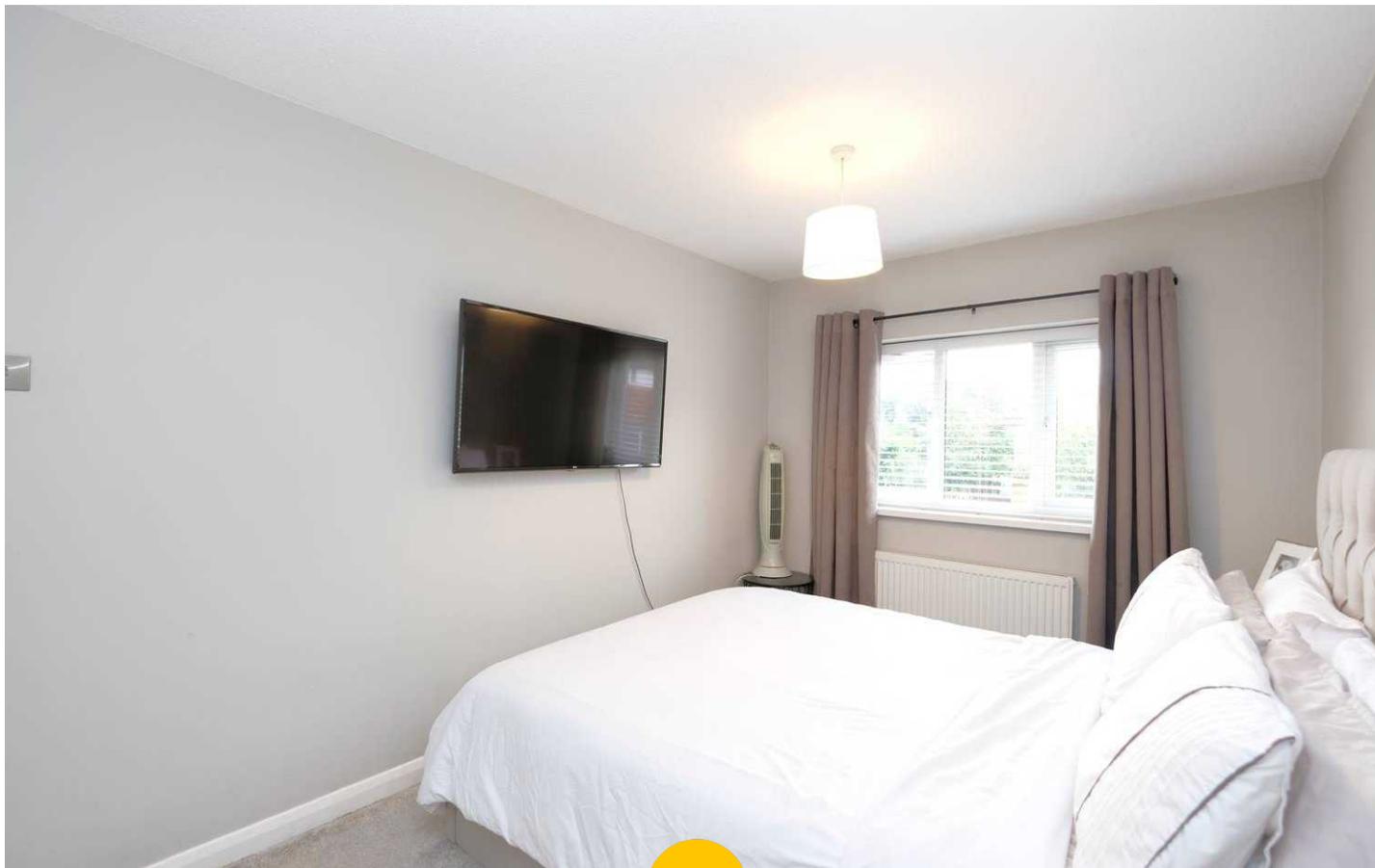


### Bathroom

Featuring three piece suite including hand wash basin, w/c, shower over bath tub. Complete with ceiling light point, single glazed window, wall - mounted radiator. Fitted with tiled walls and laminate flooring.

### External

To the front of the property is a fenced enclosed garden with a lawn, paved path. To the rear of the property is a paved patio, lawn fenced enclosed garden. Paved seating area and gated side access.



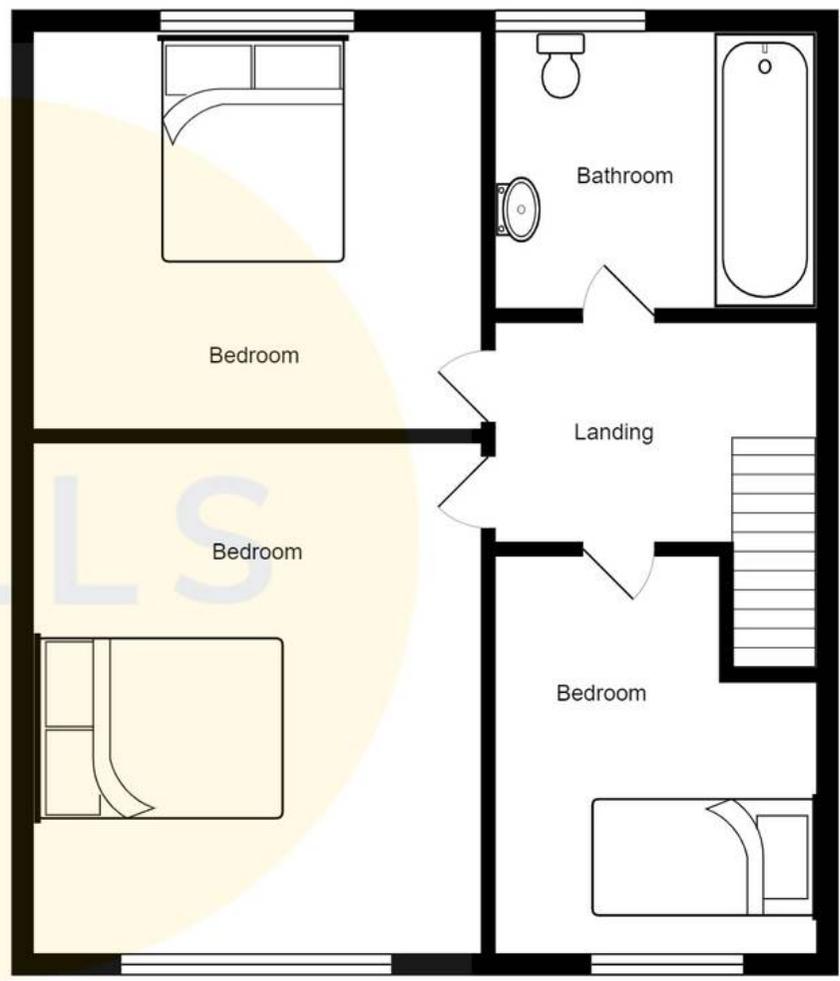
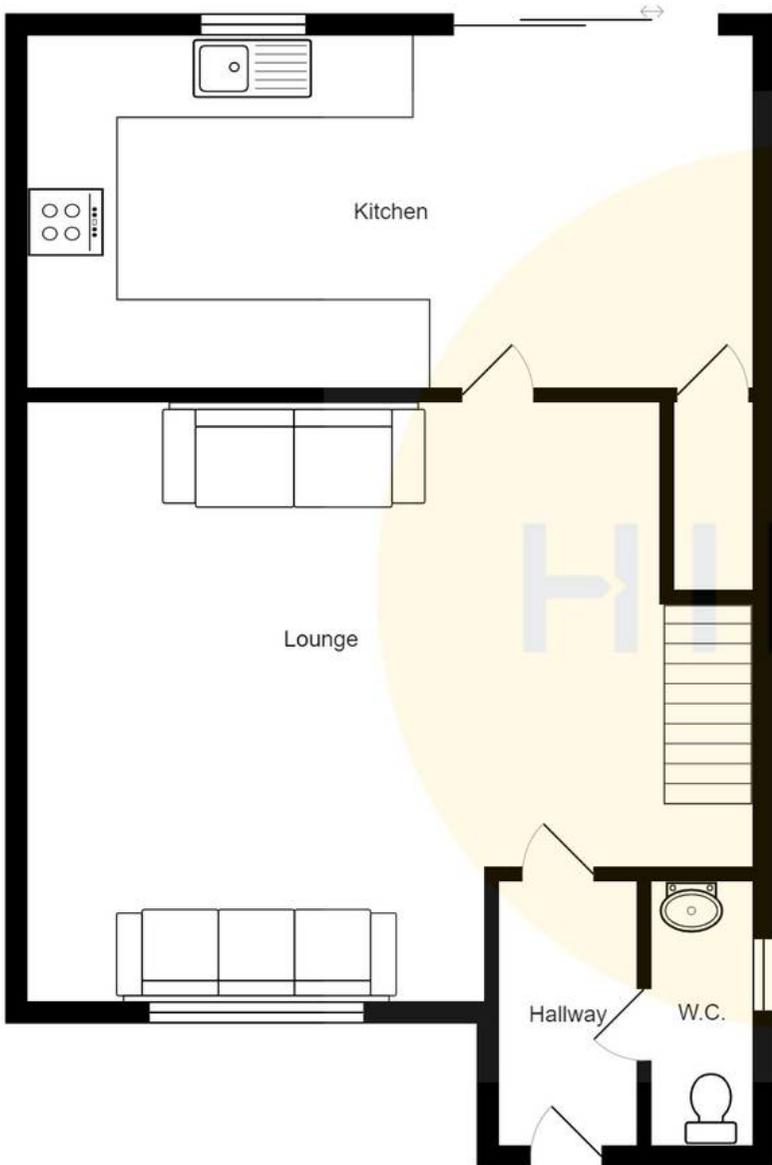
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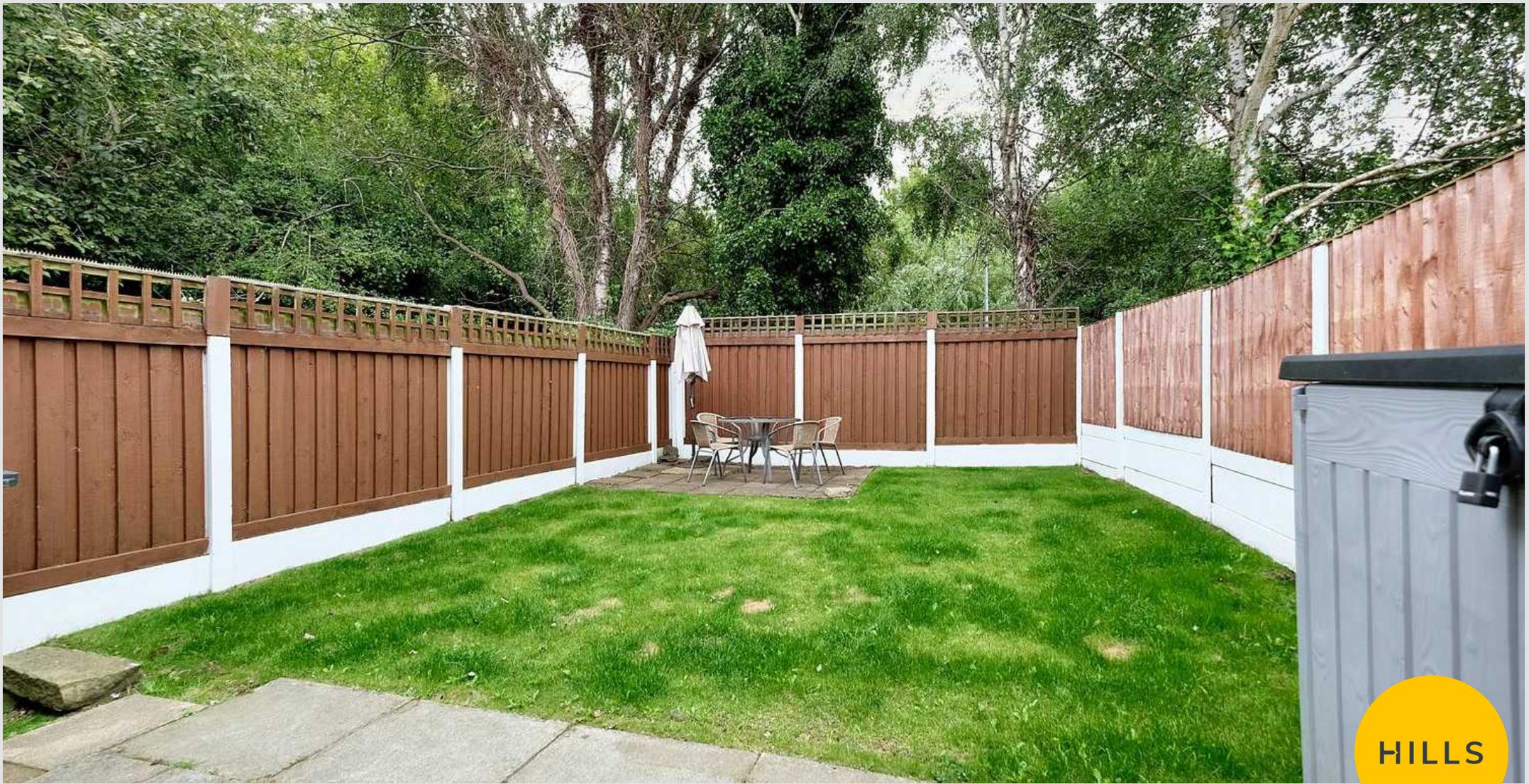




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