



Calder Lane, Eccles

Manchester



In Excess of £270,000

# Calder Lane

Eccles, Manchester

Fabulous three bedroom home in sought-after Bridgewater Development. Bay-fronted lounge, modern kitchen, en suite master bedroom. Off-road parking, private garden. Close to schools, amenities, and transport links. Ideal for families seeking quality living.

Council Tax band: C

Tenure: Leasehold

- Located on the Desirable Bridgewater Development
- Fabulous First Time Buy
- Bay Fronted Lounge
- Contemporary Fitted Kitchen & Dining Space
- Three Generously Sized Bedrooms
- Family Bathroom, En Suite to Master & Guest W.C.
- Off Road Parking for Multiple Cars & Private Rear Garden
- Positioned within Catchment for Sought After Schools and Surrounded by Excellent Amenities & Transport Links



### Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

### Lounge

13' 9" x 12' 9" (4.19m x 3.89m)

A bright lounge complete with a ceiling light point, double glazed bay window and two wall mounted radiators. Fitted with laminate flooring.

### Kitchen / Diner

15' 9" x 10' 7" (4.80m x 3.23m)

Featuring complementary wall and base units with integral hob and oven, fridge freezer and dishwasher. Complete with three ceiling light points, double glazed window and patio doors.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

12' 2" x 11' 9" (3.72m x 3.58m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### En suite

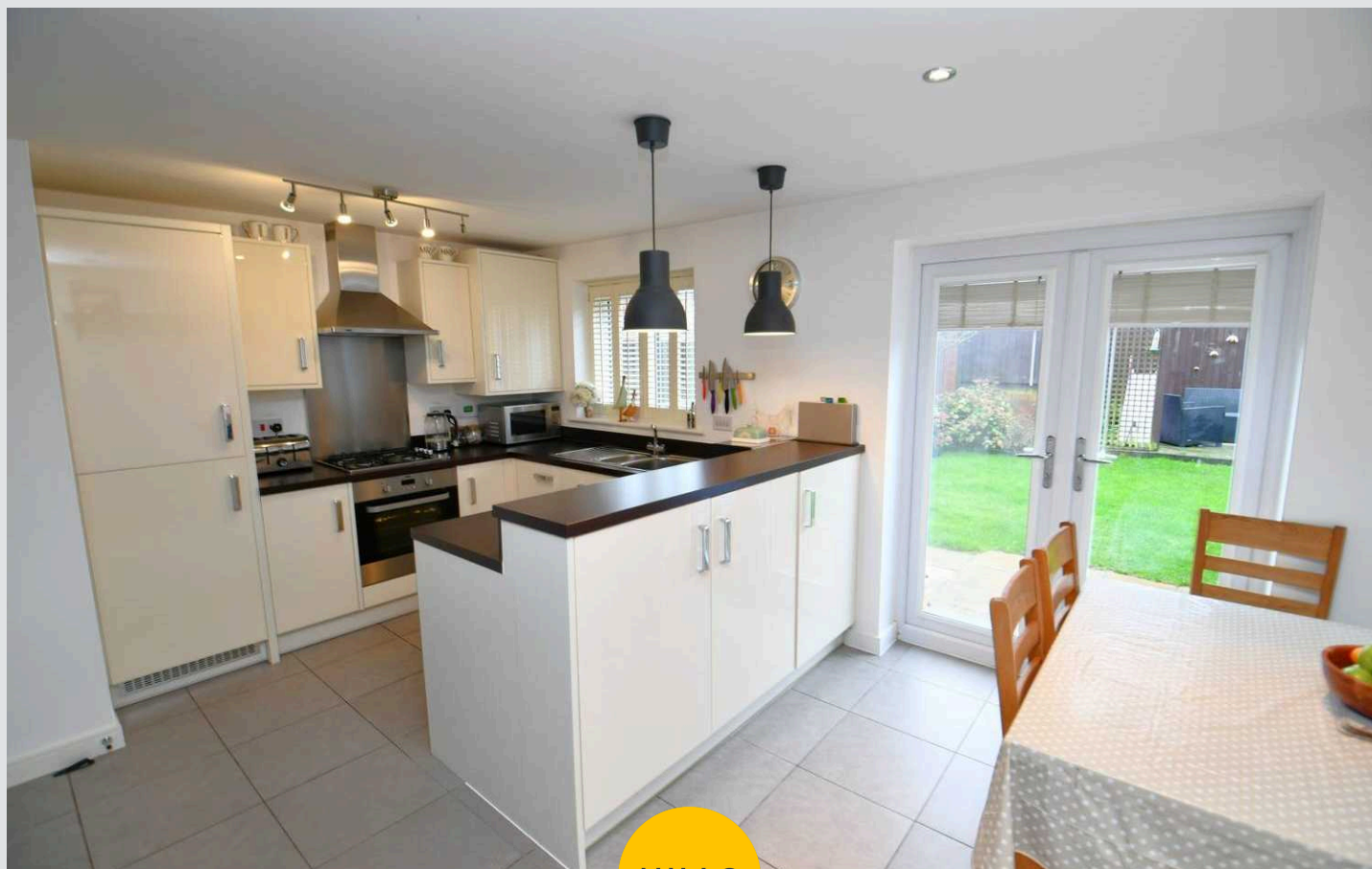
5' 9" x 5' 3" (1.76m x 1.59m)

Featuring a three-piece suite including a shower, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with part tiled walls and tiled flooring.

### Bedroom Two

8' 11" x 6' 10" (2.71m x 2.08m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



**Bedroom Three**

8' 10" x 6' 6" (2.69m x 1.99m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

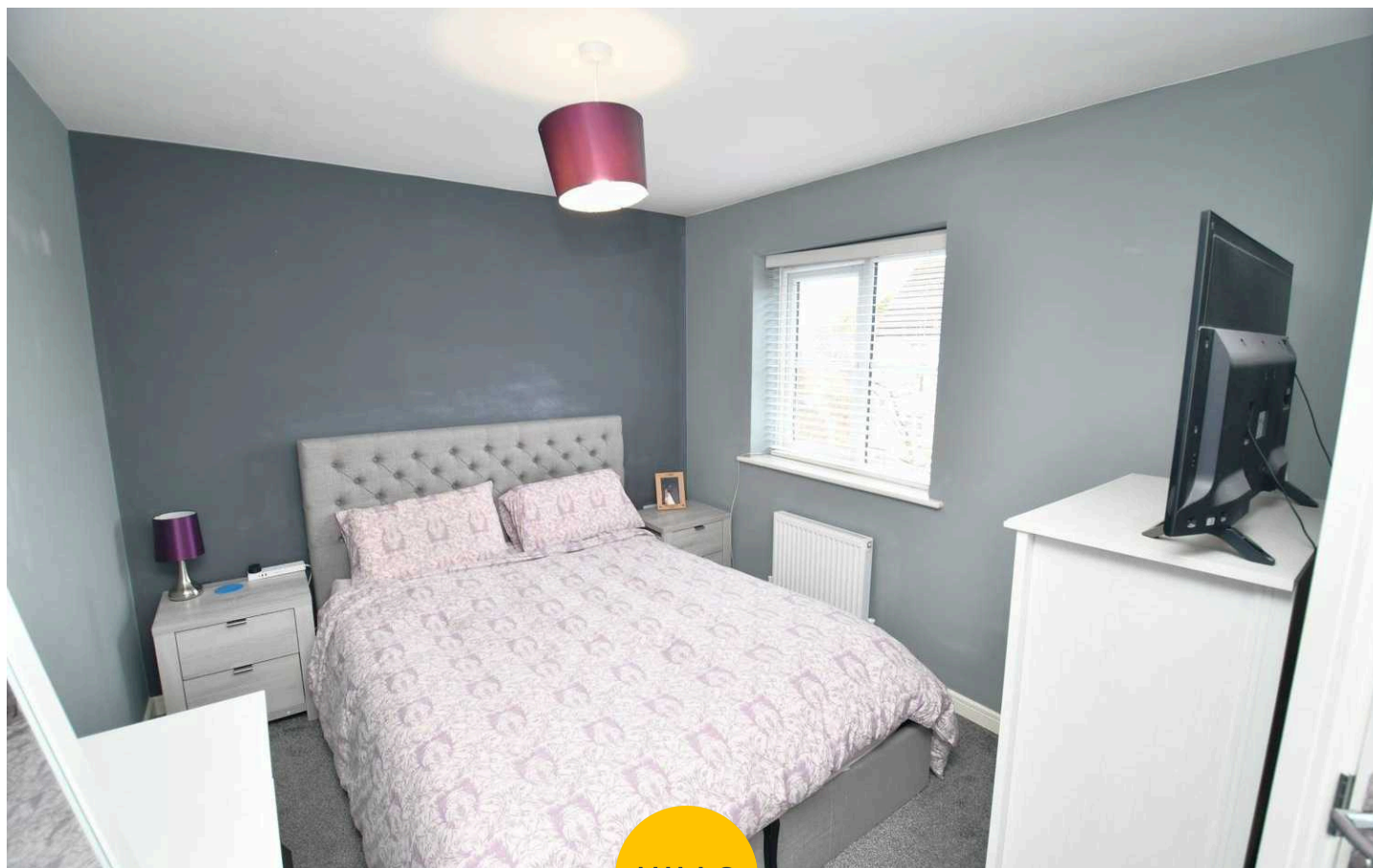
**Bathroom**

6' 2" x 5' 9" (1.89m x 1.75m)

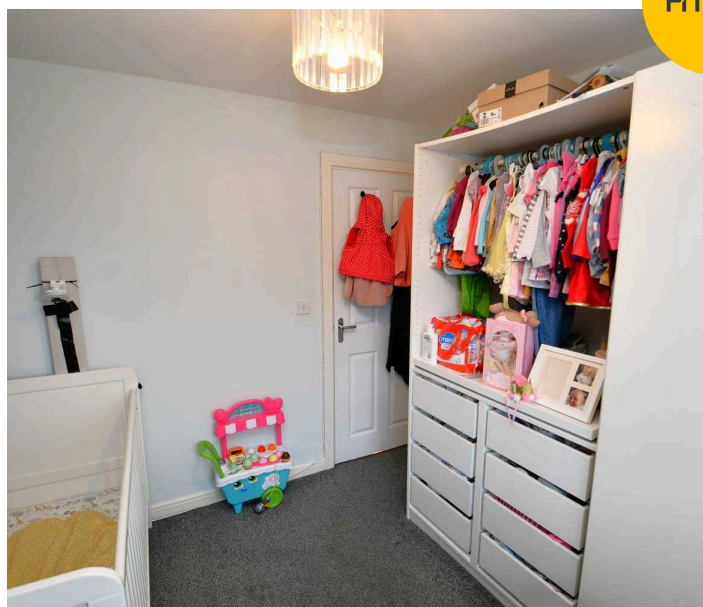
Featuring a modern three-piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window, part tiled walls and tiled flooring.

**External**

To the front of the property is a driveway providing off road parking. To the rear of the property is a garden with laid-to-lawn grass, paving, mature planting and a seating area.



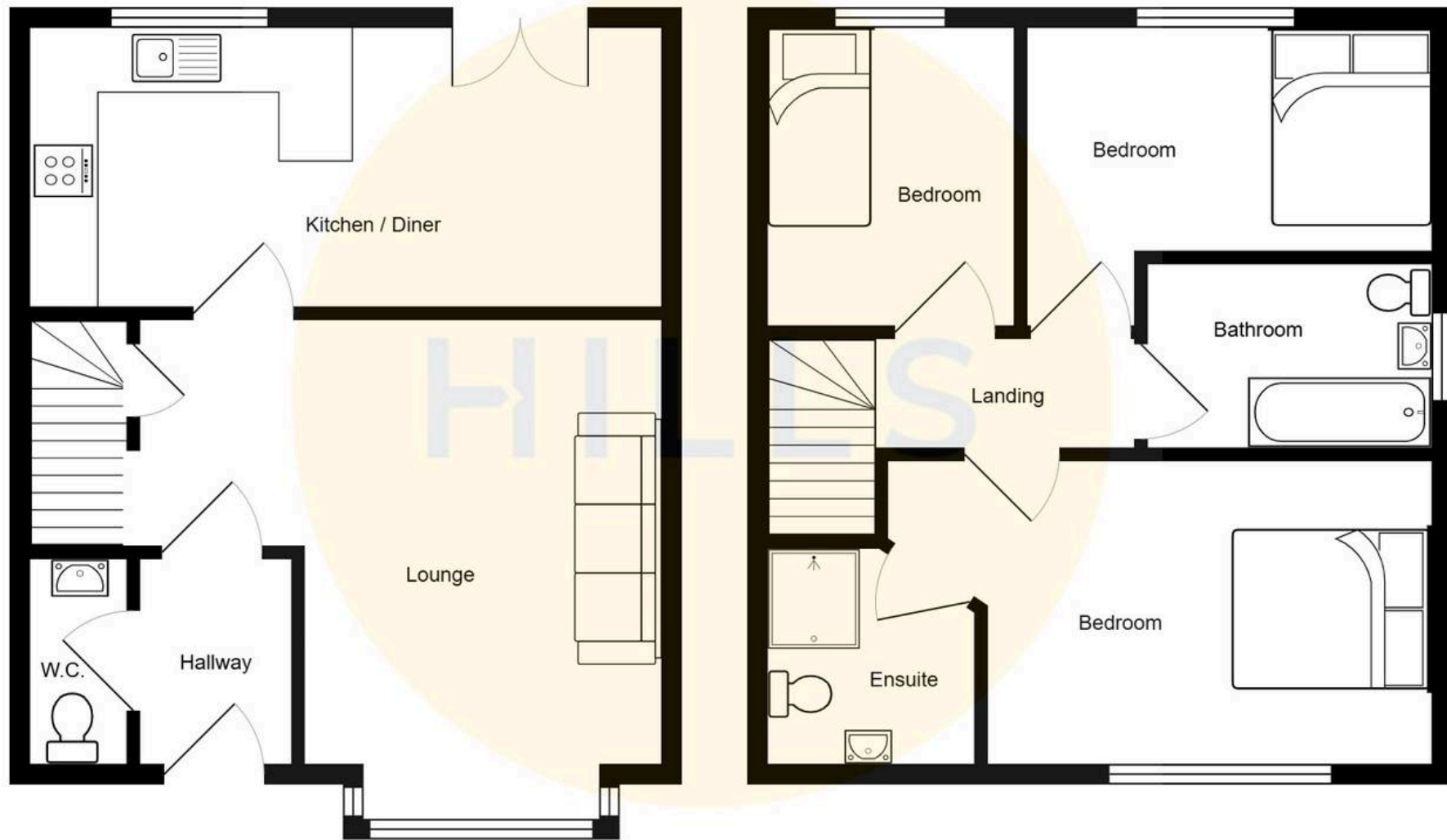
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