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57 Sutherland Street Eccles Manchester M30 8BR

Offers over £245,000

STYLISHLY PRESENTED THROUGHOUT!! HOME ESTATE AGENTS are delighted to offer for sale this recently updated and modern three bedroom semi detached property which is in a short walk of Winton Park! Finished to a high standard throughout the property comprises hallway, entrance W/C, lounge with open stairs, recently fitted modern fitted kitchen complete with fixed central island and Quartz worktops, conservatory, shaped landing, three bedrooms, master en-suite and bathroom suite. Both the bathroom and the en-suite have recently been updated with "Porcelanosa" fittings along with stunning marble and stone tiling. The property has the added benefit of double glazing (fitted approx. 3 years ago) and gas central heating. Externally there is ample off road parking in the form of a block paved driveway, also fitted with vehicle electric charging point, whilst to the rear there is a well maintained garden with paved patio area and lawn garden. Positioned close to Winton Park and also good local schooling the property will be a sure hit with families! Call HOME On 01617898383 to view.

- STUNNING THROUGHOUT!
- Three bedroom semi detached
- Open plan kitchen/diner with Quartz worktops and central island
- Ample off road parking and garden to the rear
- HIGH SPECIFICATION FITTINGS!
- Hallway with entrance W/C
- Conservatory
- Recently updated and much improved
- Lounge
- Stylish "Porcelanosa" bathroom and en-Suite!



LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



Registered Address: 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084, Urmston - 04331861, Stretford - 08259553

Hallway 3'1 x 3'1 (0.94m x 0.94m)

Composite door to front and wood effect flooring.

Entrance W/C 3'1 x 2'6 (0.94m x 0.76m)

uPVC double glazed window to front, low level W/C, sink unit, tiled to complement and wood effect flooring.

Lounge 14'9 x 18'1 (into bay window) (4.50m x 5.51m (into bay window))

uPVC double glazed bay window to front, wood effect flooring, television point, open plan stairs to the first floor, feature radiator and under stairs storage.

Open plan kitchen/diner 14'9 x 9'0 (4.50m x 2.74m)

Open plan kitchen diner complete with fixed breakfast bar with "Calcutta" Quartz tops, Fitted with wall and base units, "Quartz" worktops, sink unit, integrated dishwasher, integrated fridge/freezer, space washing machine, gas hob and electric oven, tiled complement, marble flooring, uPVC double glazed window and uPVC double glazed French doors to the rear.

Conservatory 12'4 x 9'6 (3.76m x 2.90m)

uPVC double glazed windows to three sides and rear and tiled flooring.

Shaped landing

uPVC double glazed window to the side, open balustrade, loft access and single panel radiator. We are advised that the loft is boarded.

Bedroom One 13'1 x 8'4 (3.99m x 2.54m)

uPVC double glazed window to the front, single panel radiator and wood effect flooring.

En-Suite 8'4 x 2'7 (2.54m x 0.79m)

Fitted with a "Porcelanosa" shower room suite comprising

low level W/C, wash hand basin and shower cubicle with contrasting shower room fittings. Marble tiling to the wall and flooring and ceiling spotlights.

Bedroom Two 8'6 x 8'4 (2.59m x 2.54m)

uPVC double glazed window to the rear and wood effect flooring.

Bedroom Three 9'9 x 6'2 (2.97m x 1.88m)

uPVC double window to the front and boiler storage cupboard.

Bathroom 6'1 x 5'6 (1.85m x 1.68m)

Fitted with "Porcelanosa" bathroom suite comprising low level W/C, pedestal wash hand basin and "P" shape panelled bath with shower over, tiled flooring and tiled walls. uPVC double glazed window to the rear and extractor fan.

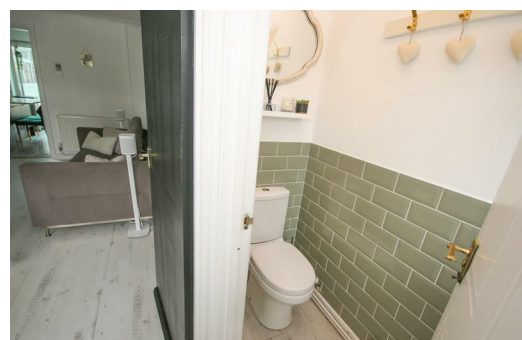
Tenure

We are advised that the property is Freehold.

IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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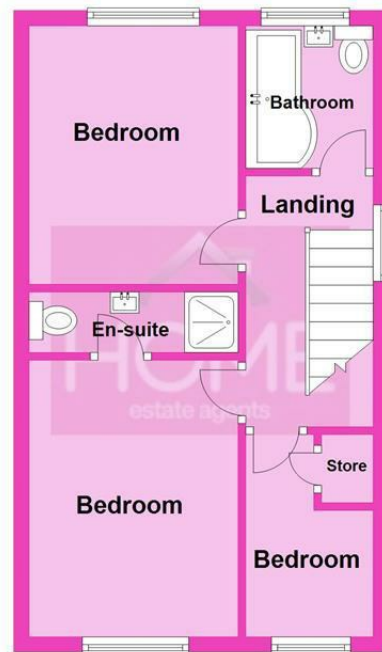
Ground Floor

Approx. 50.0 sq. metres (537.7 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Total area: approx. 85.9 sq. metres (924.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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