



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	72	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Sutherland Street, Manchester, M30 8BR

Offers Over £280,000

Welcome to this stunning semi-detached home located on Sutherland Street in Eccles, Manchester. This delightful property boasts a spacious layout, perfect for families or those seeking extra room to breathe. As you approach, you will appreciate the convenience of a driveway that accommodates multiple cars, ensuring ample parking for you and your guests.

Upon entering the home, you are greeted by a welcoming hallway that leads to a well-appointed reception room, ideal for relaxation or entertaining. The ground floor also features a convenient WC, enhancing the practicality of the space. At the end of the reception room, you will find stairs leading to the first floor, as well as an opening that leads into the kitchen. The kitchen is a true highlight, offering a functional space for culinary creations and easy access to a charming sunroom, perfect for enjoying the natural light and views of the private rear garden.

Venturing upstairs, you will discover three generously sized bedrooms, providing comfortable accommodation for all. The main bedroom is particularly impressive, featuring an ensuite bathroom for added privacy and convenience. Additionally, there is a well-appointed main bathroom on this floor, ensuring that all family members have access to modern facilities.

This property is not only a beautiful home but also a wonderful opportunity to enjoy a peaceful lifestyle in a sought-after area. With its blend of comfort, style, and practicality, this semi-detached house is sure to impress. Do not miss the chance to make this lovely property your own.

Some images have been AI staged to enhance the potential.

Sutherland Street, Manchester, M30 8BR

Offers Over £280,000

 3  2  1  C

- Tenure Freehold
- Off Road Parking
- Modern Fitted Kitchen
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Three Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- EPC Rating C
- Downstairs WC For Convenience
- Low Maintenance Outdoor Space

Entrance

Composite door, frosted window.

Entrance Hallway

3'10 x 3'2 (1.17m x 0.97m)

Doors to WC and reception room.

Reception Room

14'3 x 14'10 (4.34m x 4.52m)

UPVC double glazed bay window, two feature wall lights, two central heating radiators, stairs to first floor, opening to kitchen.

Kitchen

14'11 x 9'4 (4.55m x 2.84m)

UPVC double glazed window, sliding doors to sunroom, central heating radiator, spotlights, lights under wall units, integrated oven with 4 gas hobs, wood effect surfaces, ceramic double sink with mixer tap, wooden panelled wall and base units, integrated dishwasher, dining space with double radiator.

Sunroom

12'10 x 12'7 (3.91m x 3.84m)

UPVC double glazed window, central heating radiators, space for washing machine with fridge. French doors to rear,

First Floor

Landing

UPVC double glazed window, central heating radiator, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

12'11 x 8'3 (3.94m x 2.51m)

UPVC double glazed window, central heating radiator, fitted wood effect wardrobe and high gloss units. Door to en suite.

Ensuite

8'4 x 2'9 (2.54m x 0.84m)

Heated towel rail, dual flush toilet, vanity top sink with waterfall top, walk in direct feed shower, spotlights, extractor fan, PVC panelling.

Bedroom Two

8'4 x 8'5 (2.54m x 2.57m)

UPVC double glazed window, central heating radiator. fitted wardrobes.

Bedroom Three

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

UPVC double glazed window, central heating radiator, boiler storage, fitted wall units.

Bathroom

6'2 x 5'5 (1.88m x 1.65m)

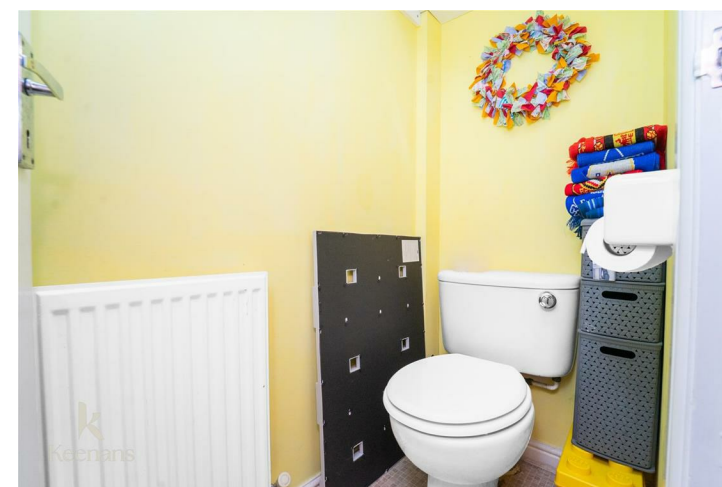
UPVC double glazed frosted window, heated towel rail, dual flush WC, panelled bath, pedestal sink.

External

Front

Rear

Laid to lawn garden and brick patio.



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