



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	80
(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	

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Sutherland Street, Manchester, M30 8BR

Offers Over £390,000

AN IMPRESSIVE DETACHED FAMILY HOME

Nestled in the desirable area of Sutherland Street, Eccles, Manchester, this charming detached house presents an exceptional opportunity for families seeking a spacious and versatile home. Boasting four well-proportioned bedrooms, including a delightful en suite in the main bedroom, this property is designed to cater to the needs of modern family living.

The expansive garden offers a perfect space for children to play, while also providing a serene retreat for adults to unwind. The addition of a garage and a double driveway ensures ample parking and storage, making this home both practical and convenient.

This property is a true blank canvas, inviting potential buyers to infuse their personal style and creativity into the space. Whether you envision a contemporary makeover or prefer to maintain its classic charm, the possibilities are endless.

Situated in a sought-after location, this home is well-connected to local amenities, schools, and transport links, making it an ideal choice for families. With its generous living space and potential for customization, this detached house on Sutherland Street is not just a house; it is a place where cherished memories can be made. Do not miss the chance to make this wonderful

Sutherland Street, Manchester, M30 8BR

Offers Over £390,000

 4  2  2  C

- An Envious Detached Family Home
- Perfect Family Home
- Off Road Parking
- Tenure Freehold
- Four Bedrooms And Two Bathrooms
- Neutral Decoration
- EPC Rating C
- Sought After Location
- Integral Garage
- Council Tax Band D

Ground Floor

Entrance

Composite double glazed frosted leaded door to the hallway.

Hallway

4'9 x 3'8 (1.45m x 1.12m)

Central heating radiator, coving, smoke alarm, tiled flooring, door to the Reception Room and staircase to the first floor.

Reception Room

14'4 x 10'8 (4.37m x 3.25m)

UPVC double glazed window, central heating radiator, coving, gas fire with granite effect hearth and surround, dado rail, television point, open arch to the dining room.

Dining Room

10'8 x 9'2 (3.25m x 2.79m)

Central heating radiator, coving, dado rail, tiled flooring, door to the kitchen, UPVC double glazed sliding doors to the rear.

Kitchen

11'6 x 9'3 (3.51m x 2.82m)

UPVC double glazed window, central heating radiator, panelled wall and base units, marble effect laminate surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge freezer and dishwasher, tiled flooring, door to the utility room, composite double glazed frosted door to the rear.

Utility Room

7'3 x 4'1 (2.21m x 1.24m)

UPVC double glazed window, plumbing for washing machine and dryer, marble effect work surface, tiled splash backs, tiled flooring, doors to the WC and garage.

WC

4 x 3'2 (1.22m x 0.97m)

Central heating radiator, a two piece suite comprising of a wall mounted wash basin with traditional taps, low basin WC, tiled flooring.

Garage

10'4 x 8'2 (3.15m x 2.49m)

Power, lighting, Worcester boiler.

First Floor

Landing

9'1 x 2'7 (2.77m x 0.79m)

Loft access, smoke alarm, storage cupboard, doors to four bedrooms and bathroom.

Bedroom One

12'10 x 10'11 (3.91m x 3.33m)

UPVC double glazed window, central heating radiator, door to the en suite.

En Suite

6'2 x 4'8 (1.88m x 1.42m)

UPVC double glazed window, central heating radiator, a three piece suite comprising of a low basin WC, pedestal wash basin with mixer tap, direct feed shower enclosure, tiled elevations, extractor fan, lino flooring.

Bedroom Two

12'11 x 8'5 (3.94m x 2.57m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'9 x 7'7 (3.28m x 2.31m)

UPVC double glazed window, central heating radiator.

Bedroom Four

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

UPVC double glazed window, central heating radiator.

Bathroom

7'9 x 6'9 (2.36m x 2.06m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a pedestal wash basin with mixer tap, low basin WC, panelled bath with mixer tap and direct feed shower, tiled elevations, extractor fan.

External

Front

Laid to lawn garden with off road parking and access to the garage.

Rear

Enclosed laid to lawn garden with paving, bedding, mature shrubs and storage shed.



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