

Barton Lane, Eccles

Manchester



£180,000

Barton Lane

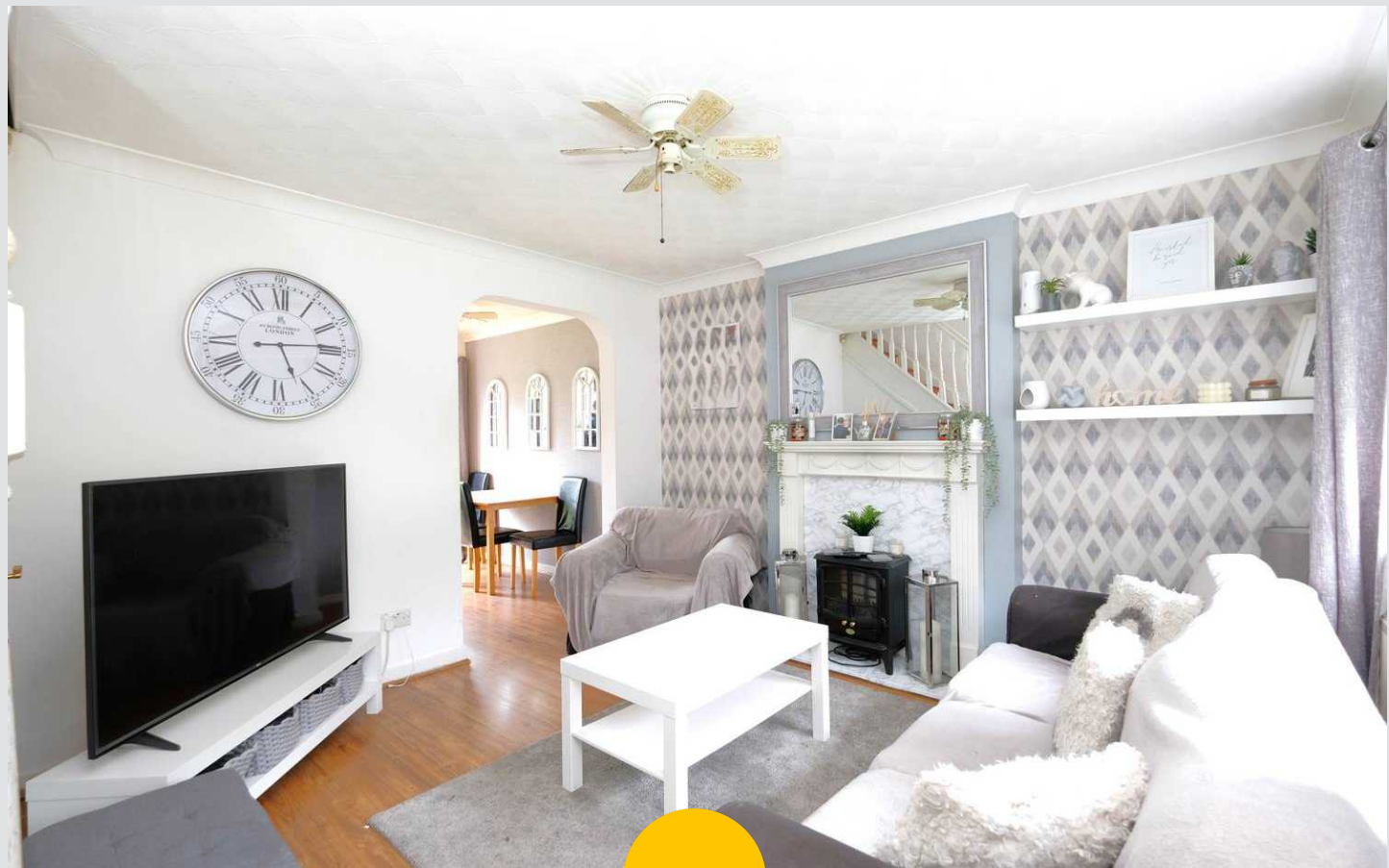
Eccles, Manchester

Charming two bed terrace with open-plan kitchen, south-facing garden, and allocated parking. Well-lit bedrooms, modern bathroom. Close to amenities and transport links. Ideal for first-time buyers or downsizers.

Council Tax band: B

Tenure: Freehold

- Perfect First Time Buy or Downsize
- Spacious Lounge
- Open Plan Kitchen & Dining Space
- Two Double Bedrooms, Master with Fitted Closet
- Three Piece Bathroom Suite
- Gardens to the Front & South Facing Rear
- Two Allocated Parking Spaces to the Rear
- Perfectly Located within Walking Distance to Local Amenities Including The Trafford Centre & Eccles Centre
- Surrounded by Excellent Public Transport & Motorway Links



HILLS



Porch

5' 3" x 3' 8" (1.60m x 1.12m)

Entered via a hardwood front door. Complete with ceiling light point and wall - mounted radiator. Fitted with laminate flooring.

Lounge

13' 6" x 11' 9" (4.11m x 3.58m)

Featuring an electric fire. Complete with a ceiling light point with fan, double glazed window, wall - mounted radiator, power point. Fitted with laminate flooring. Storage cupboards.

Kitchen/Diner

13' 5" x 9' 7" (4.09m x 2.92m)

Featuring complementary fitted units with stainless steel sink, boiler, gas hob, electric oven, patio doors. Space for washing machine. Complete with a ceiling light point, double glazed window, fan, wall - mounted radiator, power point. Fitted with laminate flooring, part tiled walls.

Landing

Featuring ceiling light point, power point, loft access. Fitted with laminate flooring.

Bedroom One

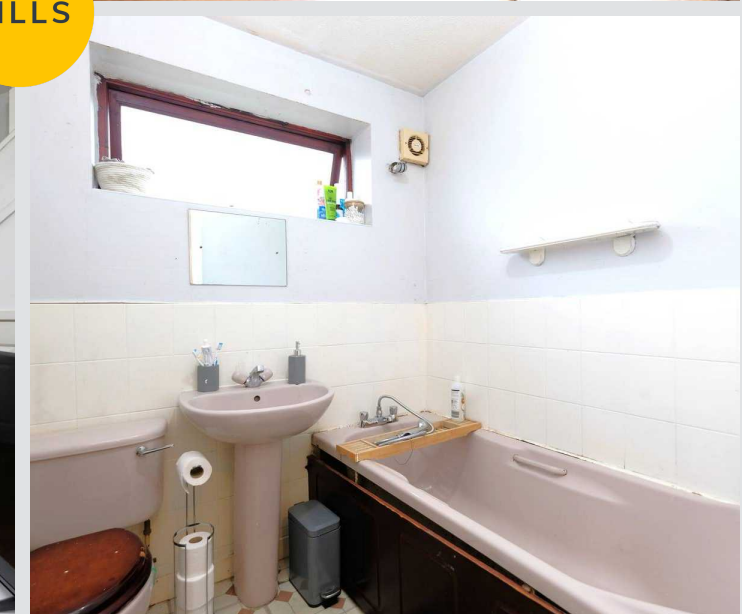
13' 5" x 12' 0" (4.09m x 3.66m)

Featuring ceiling light point, two double glazed windows, wall - mounted radiator, storage. Fitted with hardwood flooring.

Bedroom Two

9' 0" x 7' 2" (2.74m x 2.18m)

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



Bathroom

6' 1" x 5' 5" (1.85m x 1.65m)

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

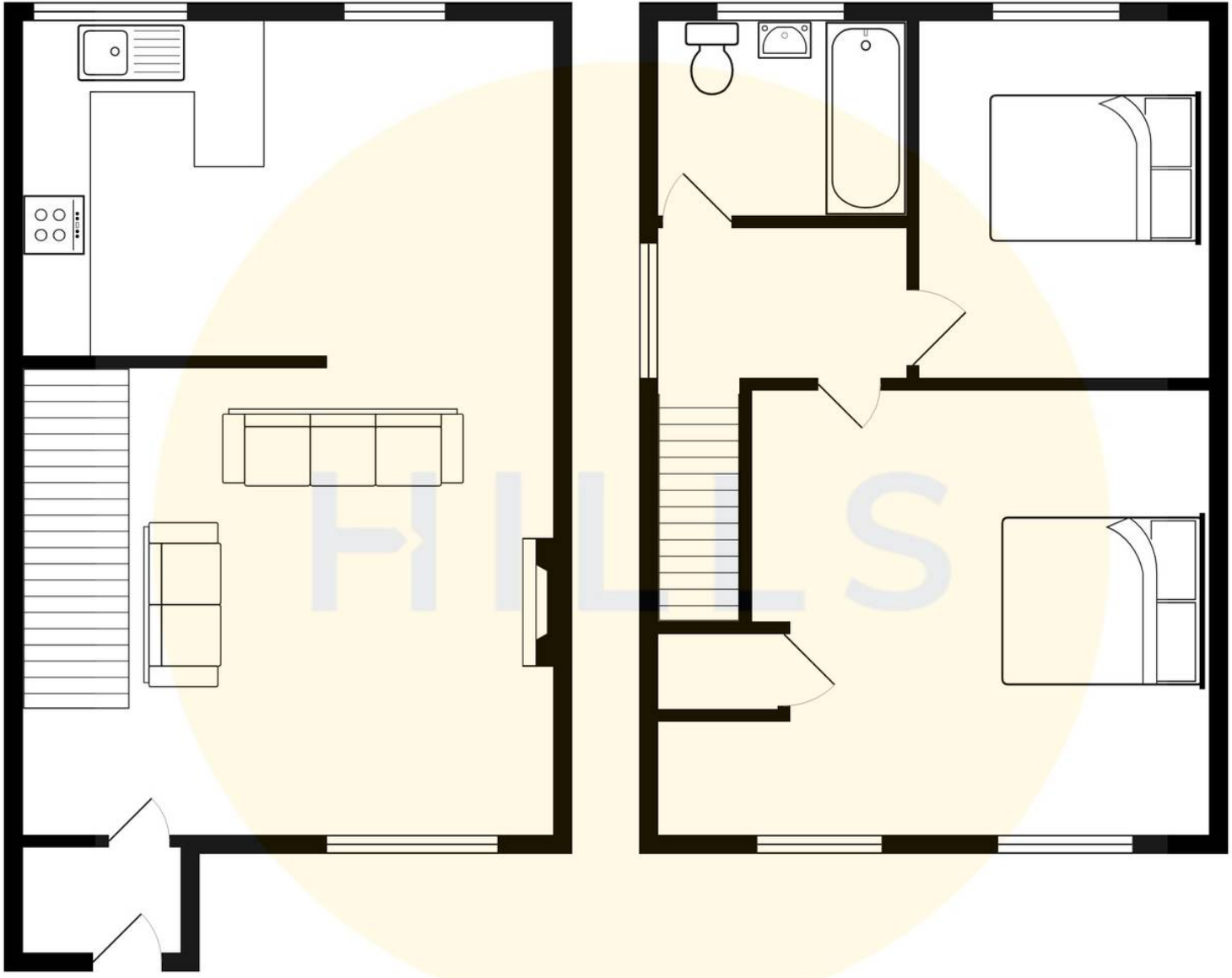
External

To the front of the property is a garden with paved path and lawn. To the rear of the property is a garden with patio and lawn, benefitting from the sun. Two allocated parking spaces.



HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.