



Barton Road, Eccles

Manchester



Offers in Region of **£485,000**

Barton Road

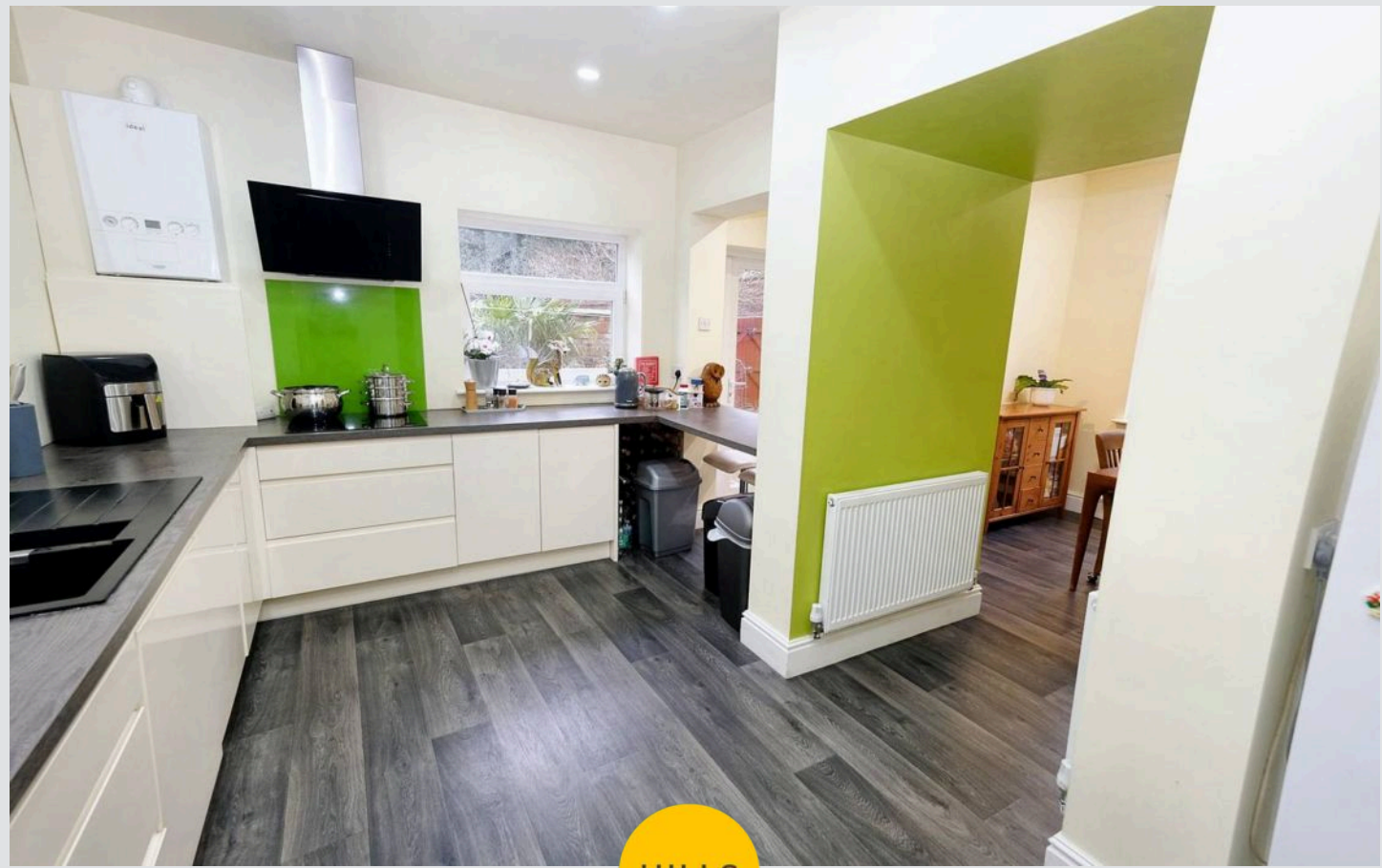
Eccles, Manchester

Incredible six bed terrace property overlooking Bridgewater Canal. Versatile living spaces, modern kitchen, cellars offering the potential of conversion, low-maintenance garden, gated parking. Eco-friendly with solar panels. Ideal for families/investors, close to amenities and transport links.

Council Tax band: D

Tenure: Freehold

- Incredible Family Home or Investment overlooking the Historical Bridgewater Canal
- Four Generous Reception Rooms & Modern Fitted Kitchen & Dining Space
- Six Double Bedrooms laid over the Upper Two Floors
- Family Bathroom & Separate W.C. Shower Room & Guest W.C.
- Cellars with Electric and Plumbing Suitable for Storage
- Low Maintenance Garden to the Rear with Original York Paving Stones
- Gated Off Road Parking to the front of the Property
- Economically Friendly with an EPC Rated B & Solar Panels
- Excellently Located Surrounded by Brilliant Amenities & Transport Links



Entrance Hallway One

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

Entrance Hallway Two

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

Reception Room One

14' 0" x 12' 0" (4.27m x 3.66m)

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

Reception Room Two

14' 4" x 11' 9" (4.37m x 3.58m)

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

Reception Room Three

12' 4" x 10' 3" (3.76m x 3.12m)

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

Reception Room Four

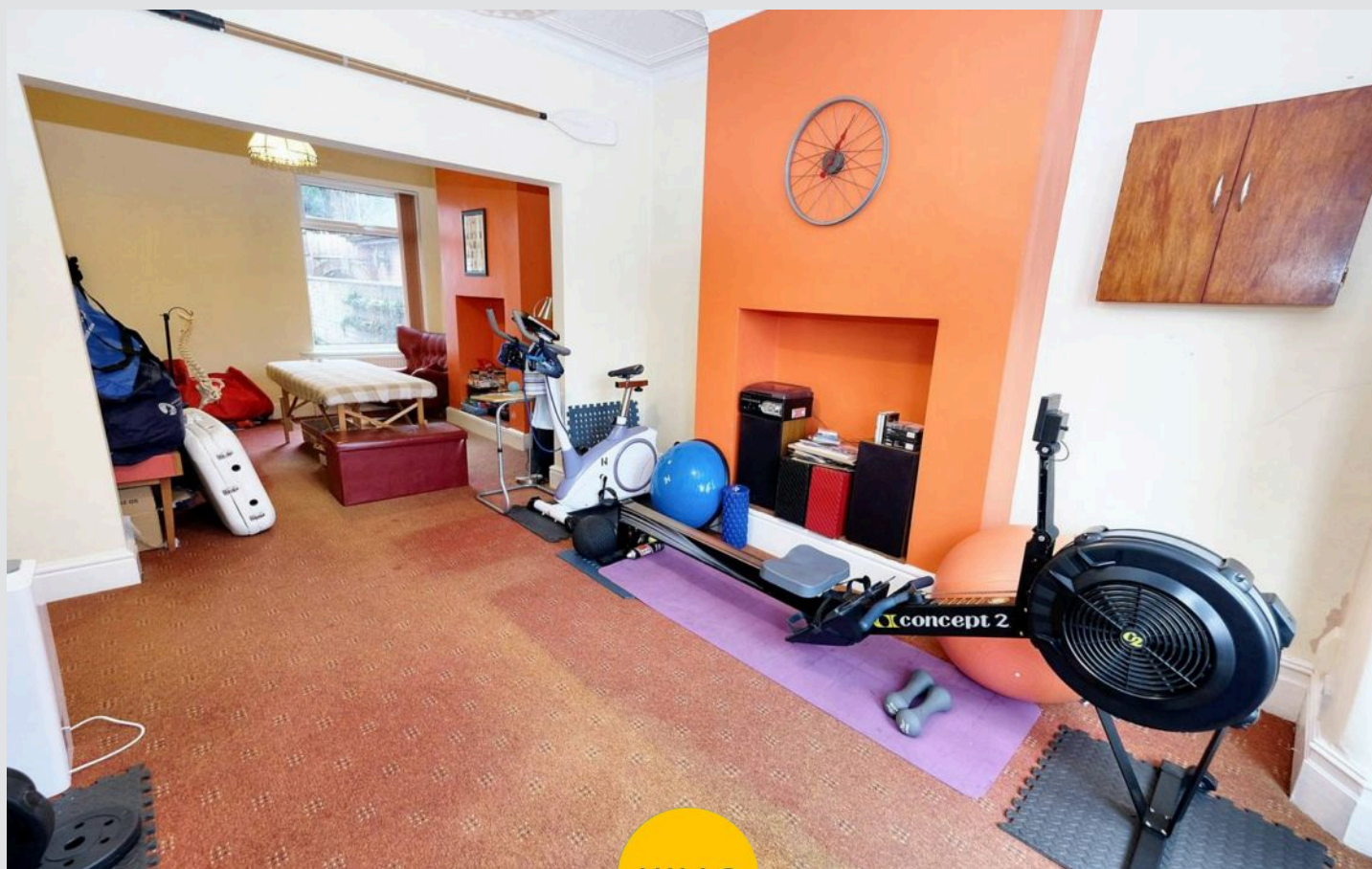
12' 3" x 10' 3" (3.73m x 3.12m)

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

Kitchen / Diner

20' 6" x 13' 9" (6.25m x 4.19m)

Featuring complementary wall and base units with composite sink, two electric ovens, electric hob and extractor. Complete with ceiling spotlights, three double glazed windows and three wall mounted radiators. Fitted with two uPVC doors, glass splashbacks and laminate flooring. Boiler.



Downstairs W.C.

5' 5" x 2' 6" (1.65m x 0.76m)

Featuring a two piece suite including hand wash basin and W.C. Complete with a ceiling light point, two wall mounted radiators and laminate flooring.

Cellar

Chamber One - 14'11" x 11'5" Chamber Two - 14'2" x 12'1" -

Complete with electricity and plumbing for a washer and dryer.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

15' 4" x 8' 2" (4.67m x 2.49m)

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

Bedroom Two

12' 3" x 9' 6" (3.73m x 2.90m)

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

Bedroom Three

14' 7" x 11' 6" (4.45m x 3.51m)

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

Bedroom Four

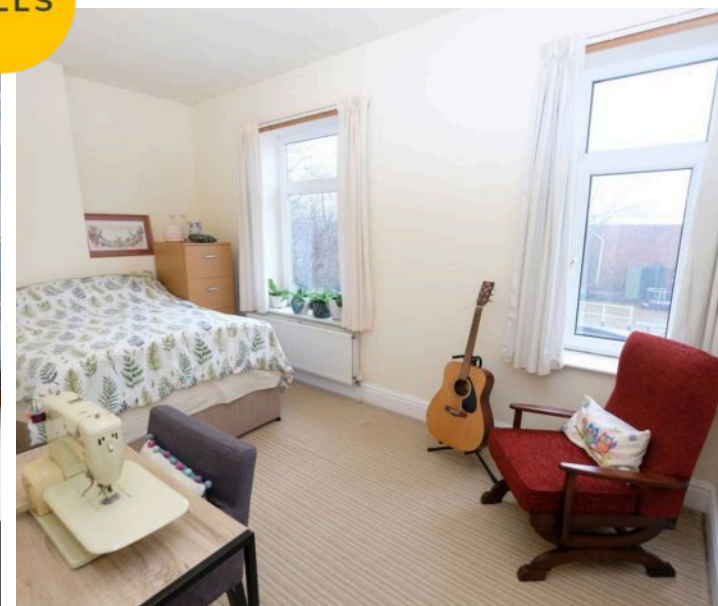
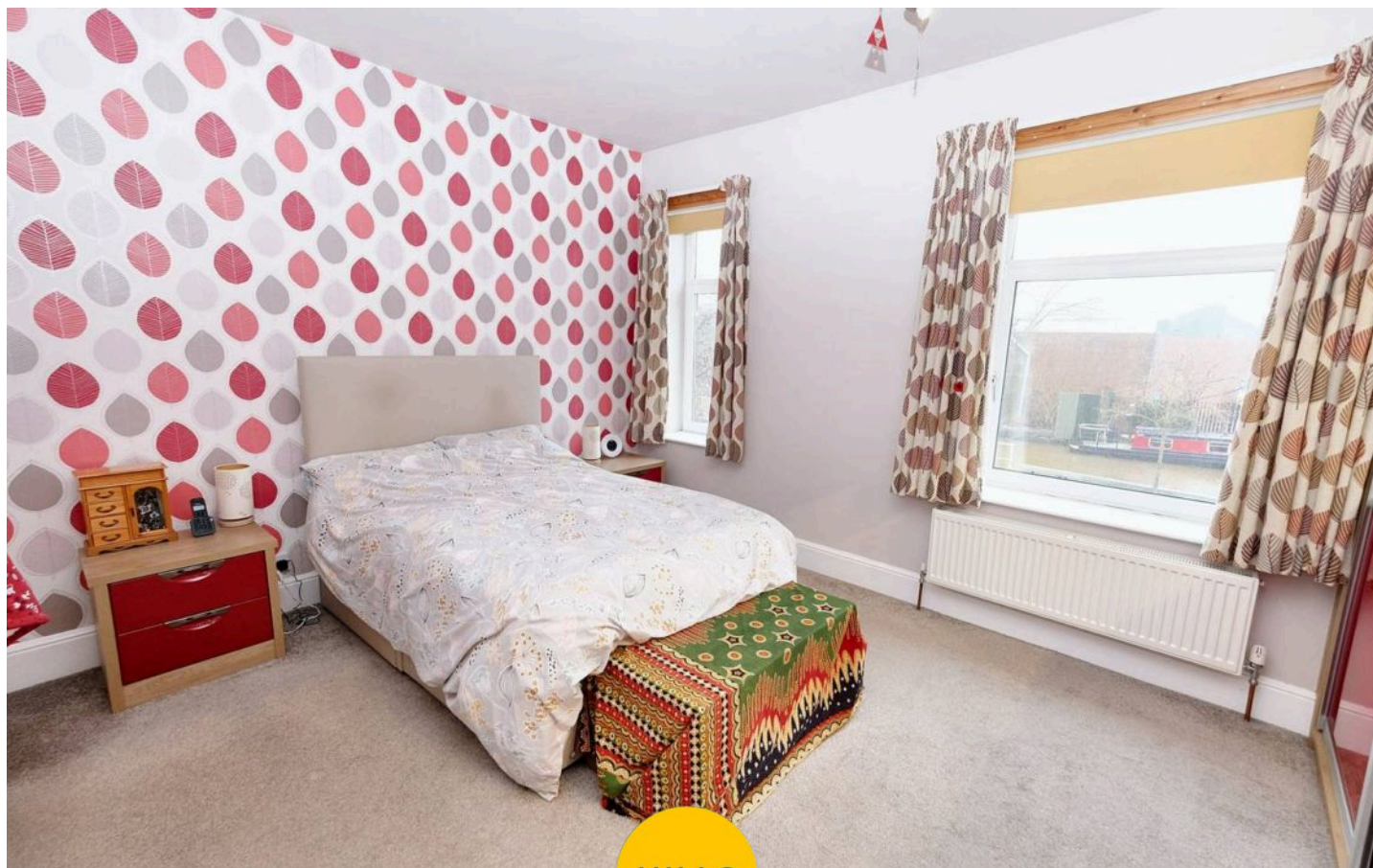
12' 3" x 10' 1" (3.73m x 3.07m)

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

Bathroom One

10' 9" x 9' 9" (3.28m x 2.97m)

Featuring a four piece suite including a bath, shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and lino flooring.



Bathroom Two

6' 0" x 5' 4" (1.83m x 1.63m)

Featuring a three piece suite including a shower cubicle, hand wash basin and W.C. Complete with a double glazed window, heated towel rail and laminate tile flooring.

Bedroom Five

11' 2" x 9' 8" (3.40m x 2.95m)

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

Loft Room One

15' 7" x 12' 6" (4.75m x 3.81m)

Complete with a ceiling light point, two Velux windows and wall mounted radiator. Fitted with carpet flooring.

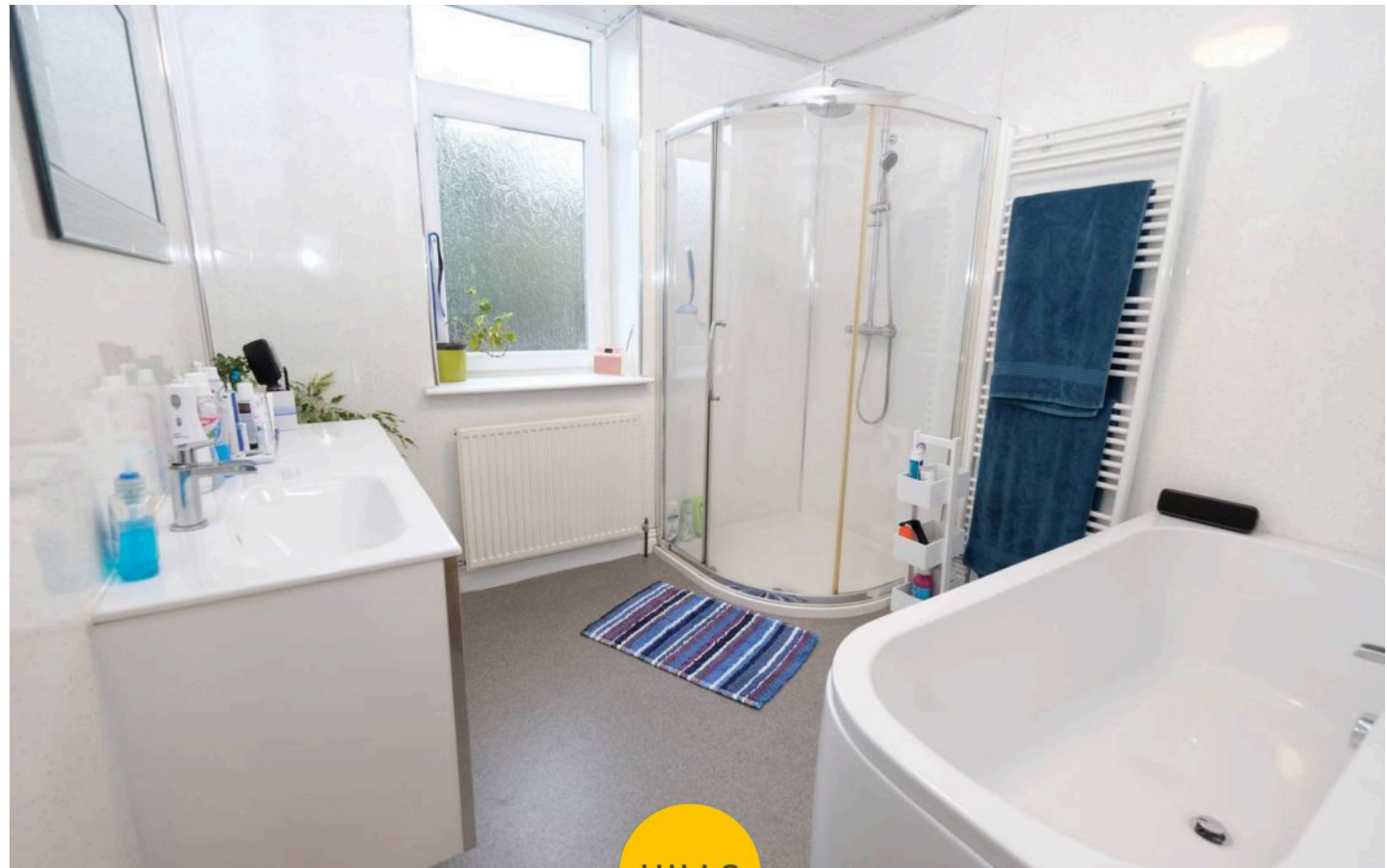
Loft Room Two

15' 9" x 13' 9" (4.80m x 4.19m)

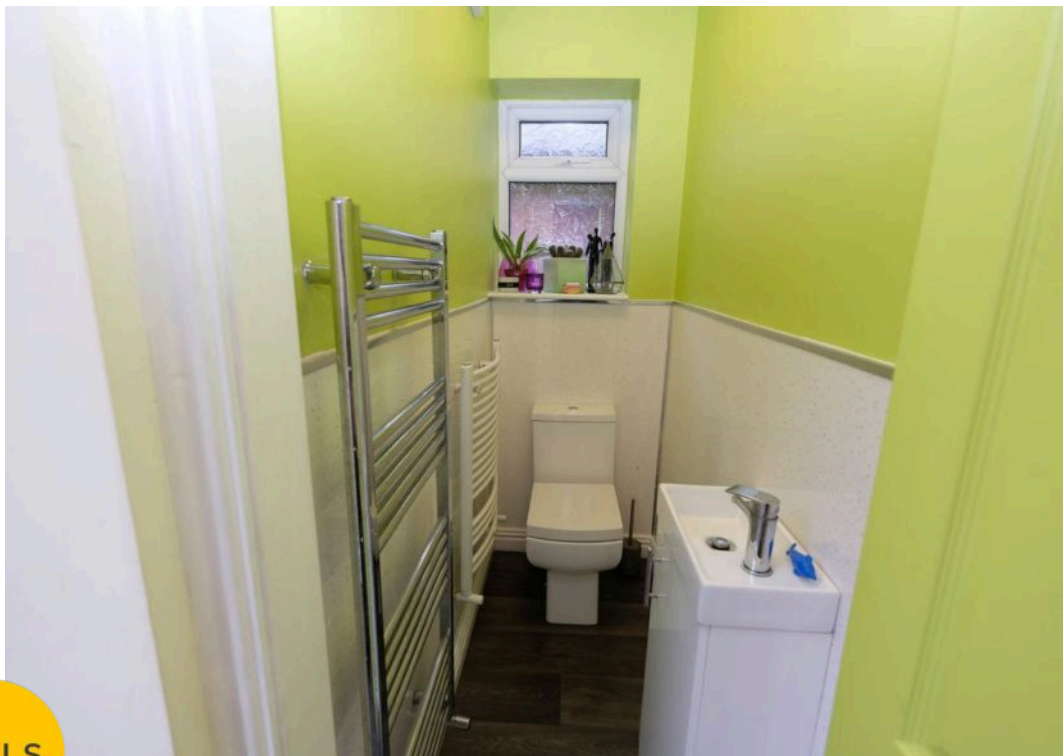
Featuring storage in the eaves. Complete with a ceiling light point, two Velux windows and wall mounted radiator. Fitted with carpet flooring.

External

To the front of the property is gated off road parking for multiple cars. To the rear of the property is a garden with York stone paving, greenhouse and metal shed. Single and double gated rear access.

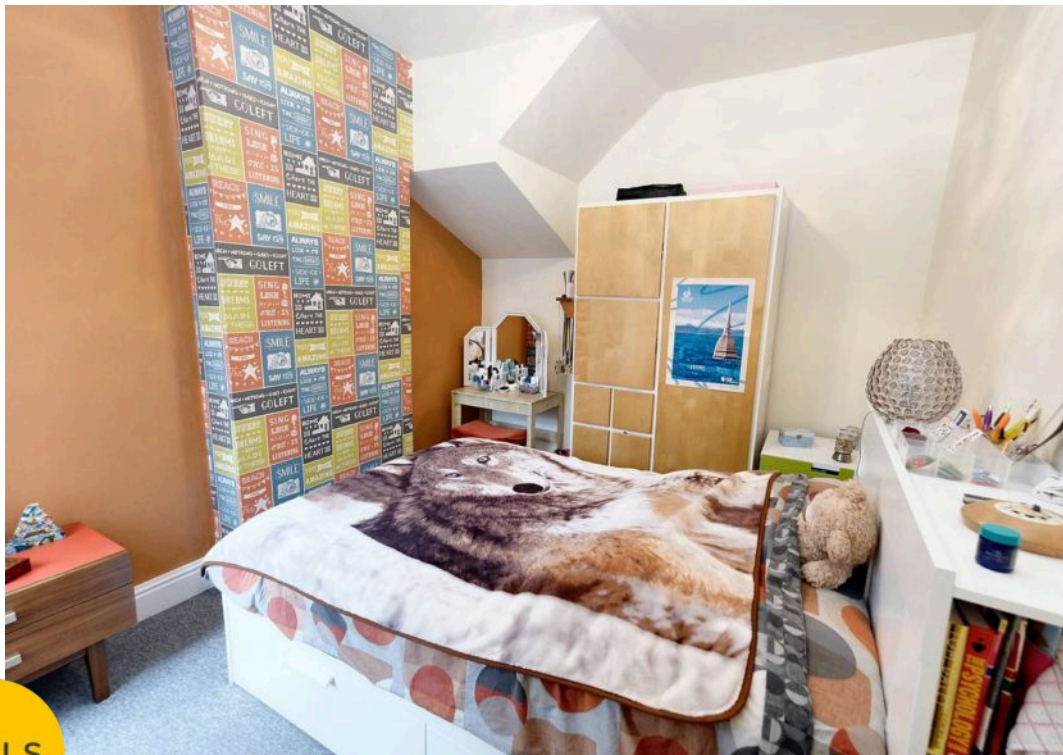


HILLS



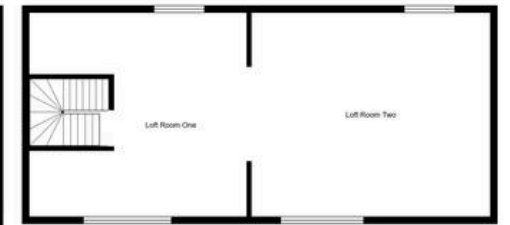
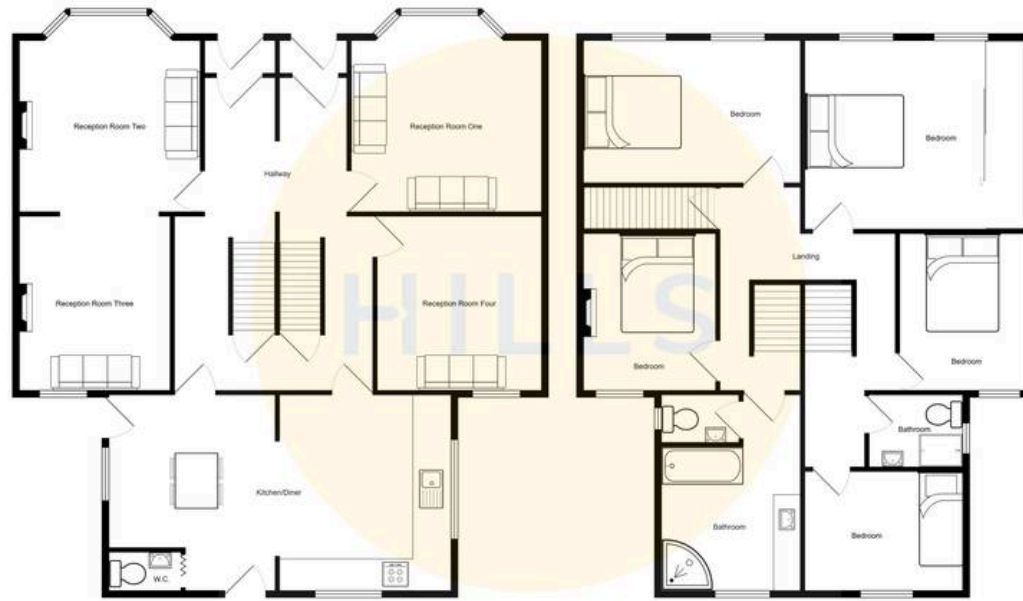
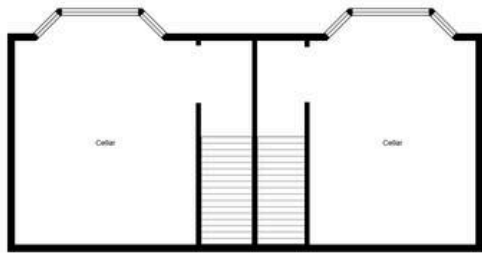
HILLS





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.