



New Barton Street

Salford



In Excess of £240,000

# New Barton Street

Salford

SPACIOUS FOUR BEDROOM TERRACED PROPERTY SITUATED OVER THREE FLOORS! LOCATED IN THE POPULAR IRLAM O' TH' HEIGHT AREA AND BENEFITTING FROM SPACIOUS ROOMS, FOUR GENEROUS SIZED BEDROOMS AND TWO BATHROOMS!

Council Tax band: A

- FOUR BEDROOM TERRACED PROPERTY
- FEATURING LOVELY HIGH CEILINGS AND SPACIOUS ROOMS
- BAY-FRONTED LOUNGE AND A GENEROUSLY-SIZED KITCHEN DINER
- FOUR GENEROUS SIZED BEDROOMS
- THREE-PIECE BATHROOM SUITE AND ADDITIONAL W.C. IN THE CELLAR
- PERFECT FAMILY HOME
- SITUATED OVER THREE FLOORS!
- VIEWING IS HIGHLY RECOMMENDED!
- WITHIN EASY ACCESS OF TRANSPORT LINKS INTO SALFORD QUAYS, MEDIA CITY AND MANCHESTER CITY CENTRE
- WELL PRESENTED THROUGHOUT



**Entrance Hallway**

14' 7" x 3' 2" (4.44m x 0.96m)

Entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and carpet flooring.

**Lounge**

15' 1" x 10' 10" (4.59m x 3.30m)

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

**Dining Room**

9' 9" x 14' 1" (2.96m x 4.30m)

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

**Kitchen**

10' 3" x 7' 11" (3.12m x 2.41m)

Featuring complementary wall and base units with a cooker and hob. Space for a fridge freezer and washing machine. Space for a fridge freezer and washing machine. Complete with ceiling spotlights, double glazed window and uPVC door. Fitted with lino flooring. Boiler.

**Cellar**

13' 11" x 10' 3" (4.24m x 3.13m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate flooring.

**Downstairs W.C.**

7' 6" x 2' 9" (2.29m x 0.85m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with ceiling spotlights, extractor and tiled flooring.

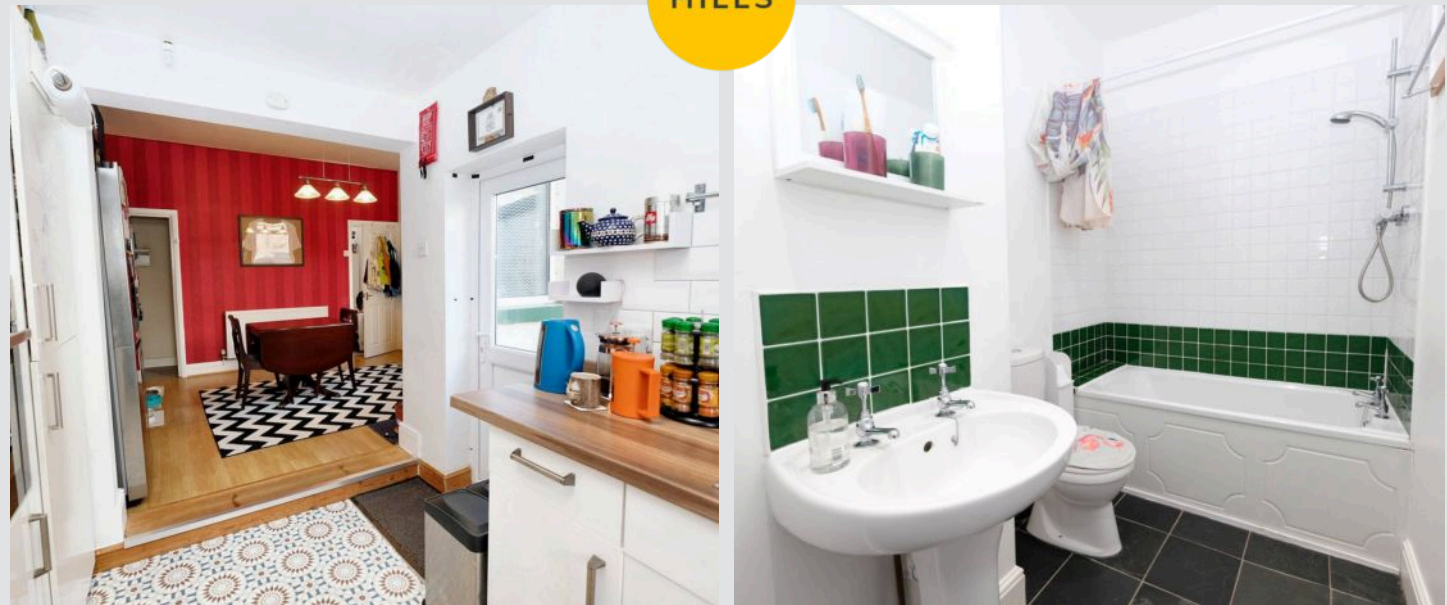
**Bedroom One**

13' 7" x 14' 5" (4.14m x 4.39m)

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



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**Bedroom Two**

10' 2" x 5' 11" (3.09m x 1.81m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bedroom Three**

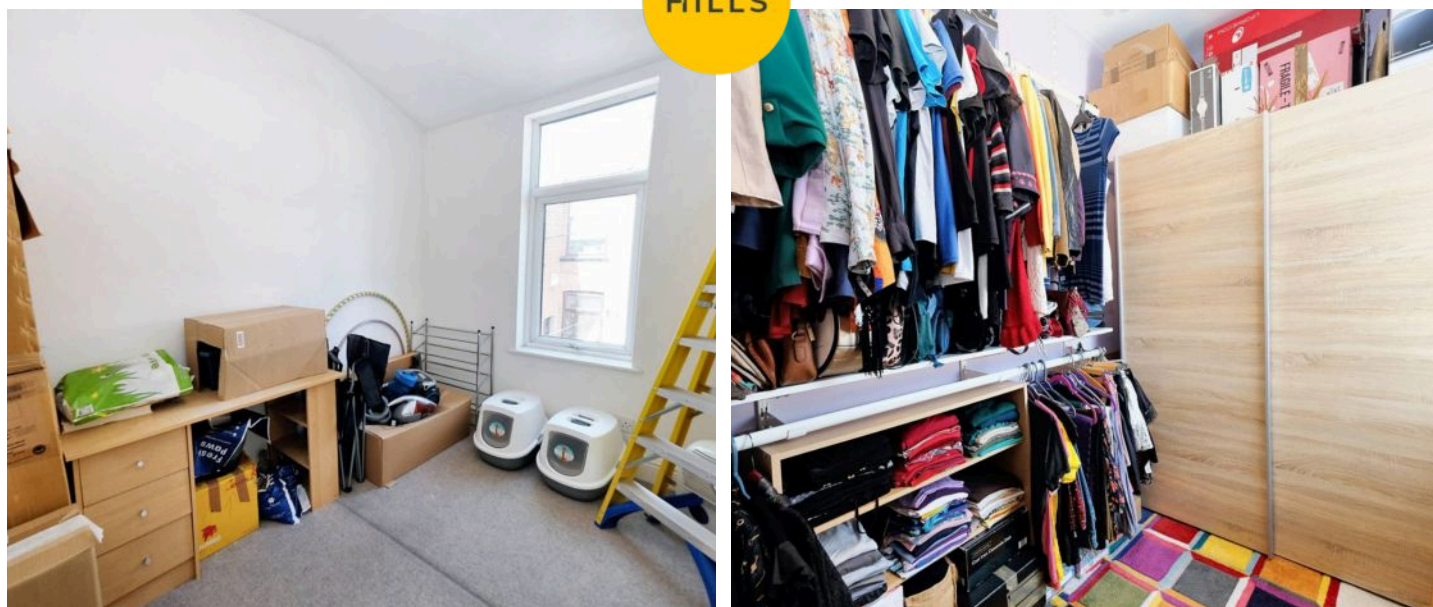
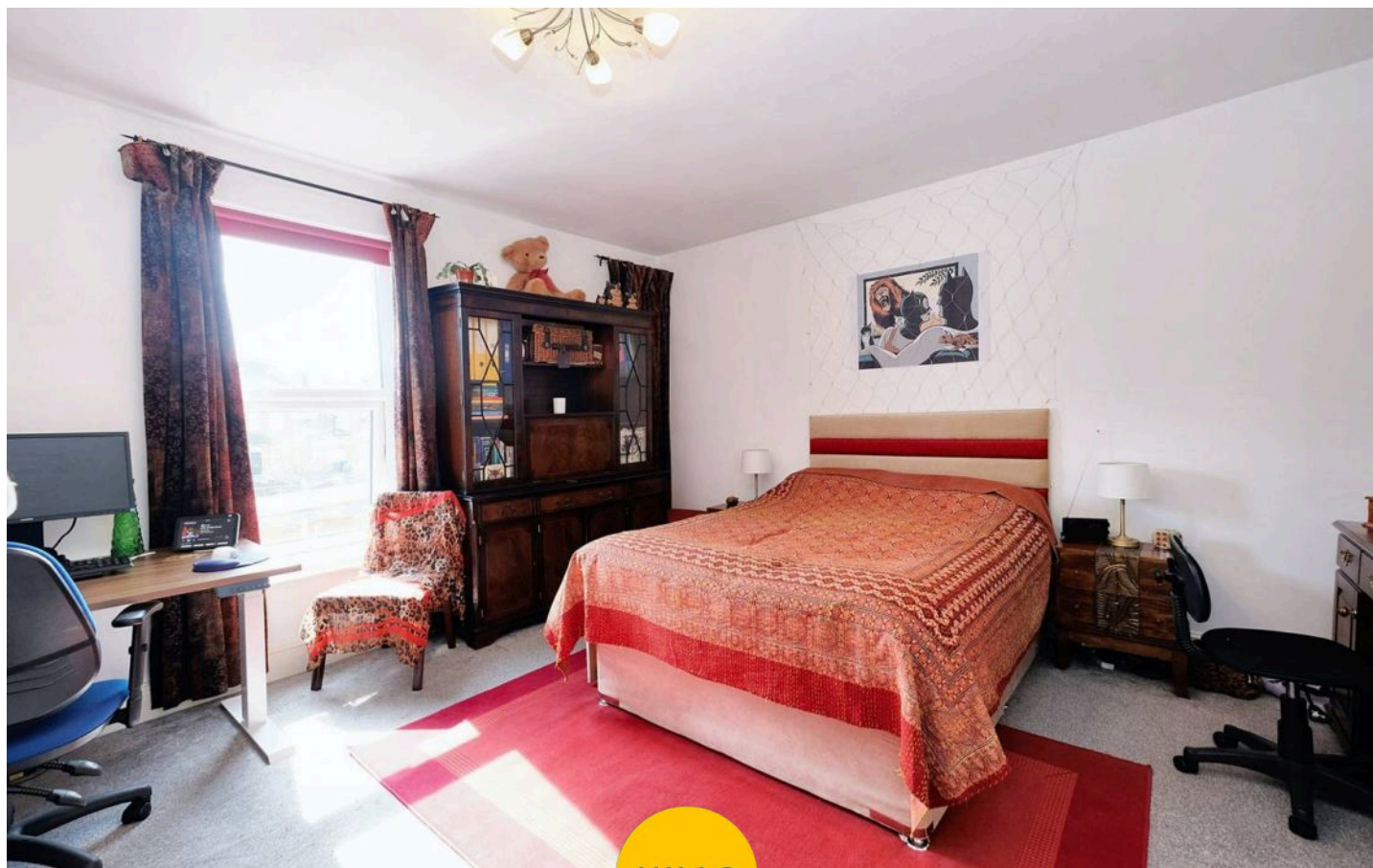
10' 6" x 8' 0" (3.21m x 2.43m)

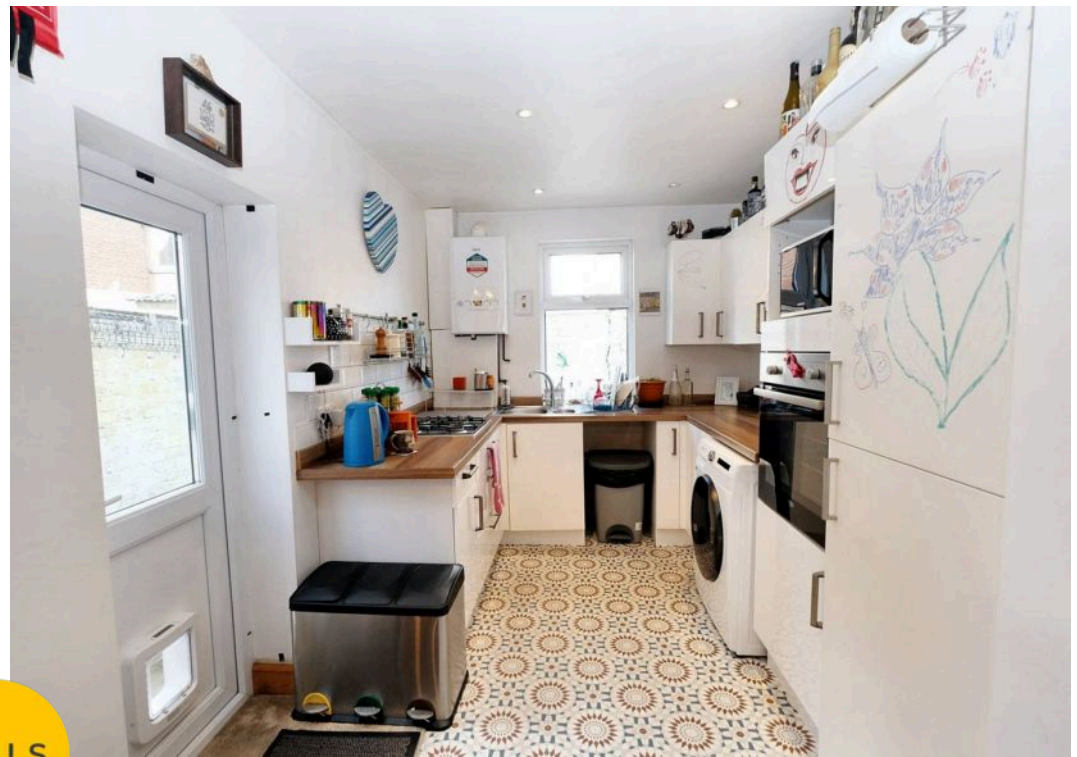
Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bathroom**

9' 1" x 5' 5" (2.78m x 1.64m)

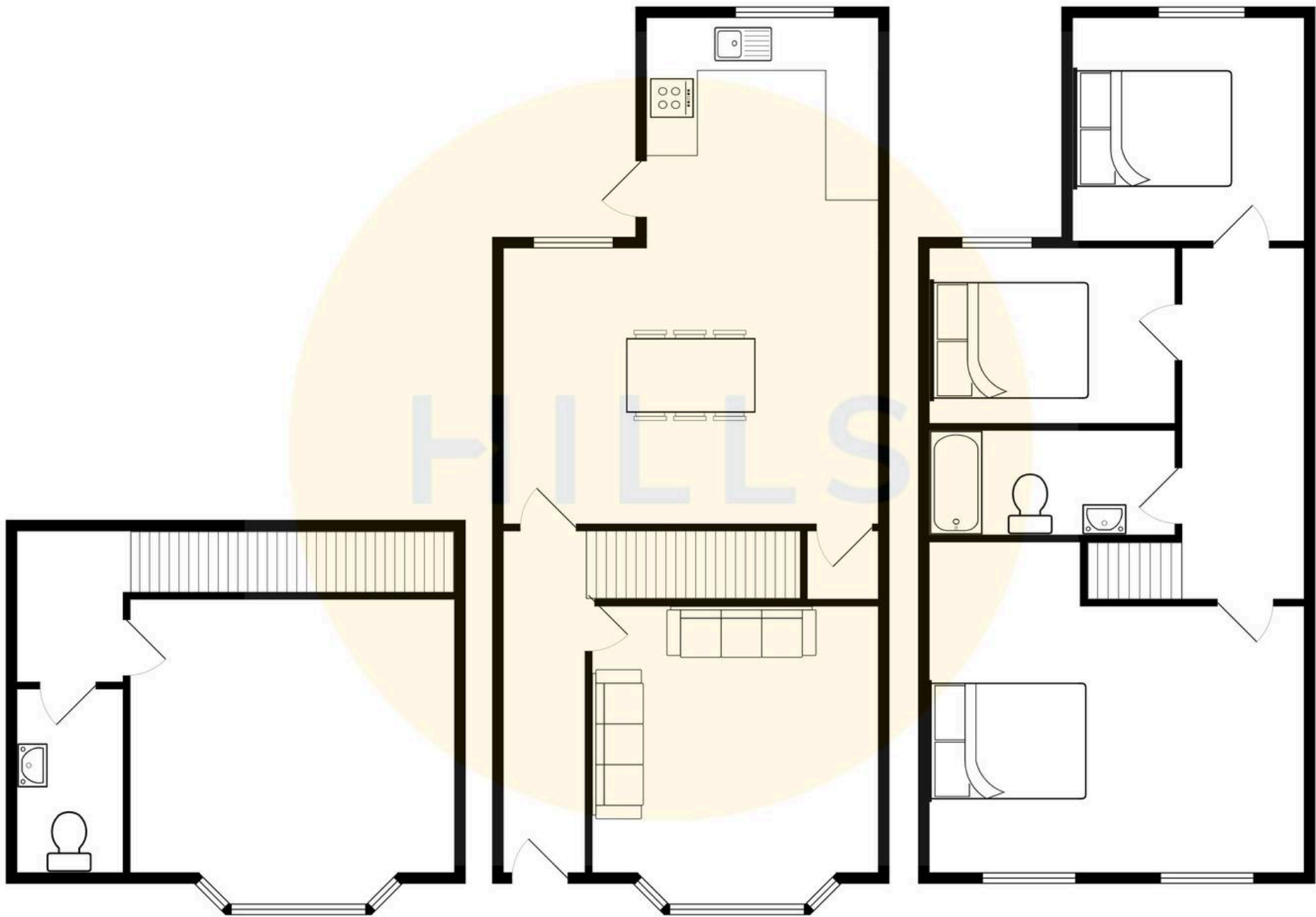
Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, extractor and tiled flooring.





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