



****NEW BUILD THREE STOREY TOWNHOUSES** featuring **THREE DOUBLE BEDROOMS, FREEHOLD TITLE, OFF-ROAD PARKING & STUNNING KITCHEN DINER**** Not to be missed are these **EXCEPTIONAL** townhouses that have been finished to the highest standards throughout and would make terrific family homes. These spacious homes have accommodation spread over three floors, with a family sized lounge, guest W.C and stunning kitchen diner complete with fully integrated appliances to the ground floor. The front of the property there is sound proof glazing. Two double bedrooms and the family bathroom to the 1st floor and the master bedroom complete with dormer window to the 2nd floor. **CARPETS & BLINDS INCLUDED.** Completed in October 2020 these great homes are sure to be popular and early viewing will be essential. For more details or to arrange your viewing contact the office today!

**Barton Lane
Manchester, M30 0EY**

Offers in Excess of £215,000

**0161 7074900
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Location

Ideally situated the development is located within walking distance of Eccles town-centre that is home to a regular indoor market and monthly farmers market. Eccles offers access to exceptional transport links for commuters, with the train and the Metro-link offering direct access into MediaCityUK, Salford Quays and Manchester City Centre. Metrolink trams stop at Eccles and from there it is a 30-minute trip into Manchester city centre, with trams running every 12 minutes. Major roads easily accessible from Barton Lane include the M60, M61, M62 and the M602. Slightly further afield, yet still within easy reach at less than two miles away, is the renowned Trafford Centre with its mixture of well-known brand names, leisure opportunities, cafés and restaurants. The Lowry Outlet Mall in Salford is around 15 minutes-drive away and it's a 20-minute car journey into Manchester city centre, with its myriad high-street retailers, independent boutiques, chic cafés, bars and restaurants. Eccles itself has a wide selection of shops, bars and restaurants, a large Morrisons supermarket and the popular West One Retail Park.

Kitchen 13' 11" x 9' 0" (4.241m x 2.750m)

Fitted with a stunning range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Fully integrated appliances, including a built in Bosch oven and ceramic hob with extractor over, slimline dishwasher, washer/dryer, fridge and freezer (all hotpoint). Boiler. Inset lighting, wall mounted radiator and a double glazed window to the rear. Ample space for a dining table and double glazed patio doors opening onto the rear garden. vinyl click insulated flooring.

Lounge 13' 11" x 13' 1" (4.237m x 3.997m)

A spacious and well presented family sized lounge that comes complete with inset lighting, wall mounted radiator and a double glazed window to the front elevation. Under stair storage. Vinyl click insulated flooring.

W.C 4' 7" x 4' 5" (1.409m x 1.354m)

Fitted with a two piece white suite, including a low level W.C and hand wash basin. Inset lighting, heated towel rail and part tiled walls and floor.

First Floor Landing

Ceiling light point and access to both bedrooms and the family bathroom. Stairs lead up to the 2nd floor. Carpeted flooring.

Bedroom Two 11' 1" x 13' 11" (3.368m x 4.254m)

A double bedroom with inset light points, wall mounted radiator and two double glazed sound proof windows to the front elevation. Carpeted flooring.

Bedroom Three 9' 1" x 14' 0" (2.762m x 4.274m)

A further double bedroom complete with two double glazed windows to the rear, ceiling light point and a wall mounted radiator. Carpeted flooring.

Bathroom 5' 6" x 7' 3" (1.681m x 2.215m)

Fitted with a new, three piece white suite including a bath with shower over, low level W.C and a pedestal hand wash basin. Inset lighting, heated chrome towel rail, tiled floor and part tiled walls.

Master Bedroom 23' 3" x 14' 0" (7.075m x 4.261m)

Located on the top floor, the largest of the three bedrooms has the added benefit of a large dormer window filling the room with natural light. The room comes with inset lighting, wall lighting, double glazed window to the rear and a wall mounted radiator. Useful built in storage in the eaves

Externally

To the front of the property is a private gate and brick built wall. Outside light to the front. To the rear is an enclosed garden with gated access that leads to a private parking space. Outside tap and security lighting.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



