

** CHAIN FREE! SUPERB 3/4 BEDROOM FAMILY HOME WITH MODERN KITCHEN DINER!!! ** FIRST TO SEE WILL BUY! Take a look at this EXTENDED property which would be perfect for first time buyers or investors alike. The property has been extended to the rear which gives it a DOWNSTAIRS DOUBLE BEDROOM WITH EN-SUITE BATHROOM, this is currently used as a CINEMA ROOM/LIVING AREA. There is also a superb reception room and MODERN KITCHEN DINER. To The first floor, there are 2 DOUBLE BEDROOMS, 3rd single bedroom and bathroom with separate W/C. Located close by to the TRAFFORD CENTRE, motorway links, schools and amenities this could be the perfect one for you. Call today to book a viewing on 0161 707 4900!

Barton Lane Eccles, M30 0HG

Offers in the Region Of £110,000

0161 7074900 info@hillsresidential.co.uk

Hallway

Ceiling light point, wall-mounted radiator and carpeted floors.

Lounge 11' 9" x 14' 9" (3.58m x 4.49m)

Double glazed window to the front, ceiling light point, wall-mounted radiator, electric fire and carpeted floors.

Kitchen 8' 6" x 15' 3" (2.59m x 4.64m)

Fitted with a range of wall and base units with complimentary roll top work surfaces with integrated stainless steel sink and drainer unit. Four ring electric hob and oven and plumbing for washing machine. Double glazed window to the rear, two ceiling light points, part tiled walls and laminate flooring.

Lounge Two 11' 6" x 11' 8" (3.50m x 3.55m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

First Floor Landing

Ceiling light point and carpeted floors.

Bedroom One 10'0" x 9'1" (3.05m x 2.77m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Two 7' 9" x 12' 5" (2.36m x 3.78m) Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

Bedtoom Three 7'0" x 9'6" (2.13m x 2.89m)

Double glazed window to the front, ceiling light point, wall-mounted radiator and laminate flooring.

Bathroom 6' 7" x 6' 2" (2.01m x 1.88m)

Fitted two piece suite comprising of pedestal hand wash basin and bath with electric shower. Double glazed window to the rear, ceiling light point, wall-mounted radiator and lino flooring.

WC 2' 6" x 6' 1" (0.76m x 1.85m)

Double glazed window to the rear, ceiling light point, low level WC and lino flooring.

Externally

At the front, yard. At the rear, paved yard with access to the front via walkway.





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

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.





