



**\*\* 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.

## Bedroom 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.









