



Barton Lane, Eccles

Manchester



In Excess of £210,000

Barton Lane

Eccles, Manchester

DECEPTIVELY SPACIOUS which has been EXTENDED TO THE REAR now offering a LOUNGE, FITTED KITCHEN & DINING AREA, UTILITY SPACE & WETROOM, alongside THREE GENEROUS BEDROOMS & SEPARATE BATHROOM & W.C. upstairs. There are LOW MAINTENANCE FRONT & REAR GARDENS and surrounded by excellent amenities & transport links.

Council Tax band: A

Tenure: Freehold

- CHAIN FREE
- EXTENDED TERRACE PROPERTY
- DECEPTIVELY SPACIOUS
- SPACIOUS LOUNGE
- FITTED KITCHEN & DINING AREA
- DOWNSTAIRS WET ROOM & UTILITY AREA
- THREE GENEROUS BEDROOMS
- SEPARATE BATHROOM & W.C.
- LOW MAINTENANCE GARDENS TO THE FRONT & REAR



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Lounge

14' 3" x 10' 12" (4.34m x 3.35m)

Ceiling light point, double glazed window, electric fire and wall mounted radiator.

Kitchen

15' 3" x 7' 8" (4.65m x 2.34m)

Fitted with a range of wall and base units with complementary work surfaces and integral sink and drainer unit. Integrated electric hob and oven with space for a fridge freezer and washer. Two ceiling light points, double glazed window, wall mounted radiator and under stairs storage.

Rear Hall

12' 2" x 7' 2" (3.71m x 2.18m)

L-shaped, ceiling light point, double glazed window, pvc door and wall mounted radiator.

Downstairs bathroom

6' 7" x 6' 7" (2.01m x 2.01m)

Fitted with a three piece suite including a hand wash basin, WC and shower. Ceiling light point and wall mounted radiator.

Utility Room

11' 6" x 11' 6" (3.51m x 3.51m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

Bedroom One

10' 0" x 9' 4" (3.05m x 2.84m)

Ceiling light point, double glazed window, wall mounted radiator and power point.



Bedroom Two

12' 5" x 7' 9" (3.78m x 2.36m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

Bedroom Three

9' 5" x 6' 9" (2.87m x 2.06m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

Bathroom

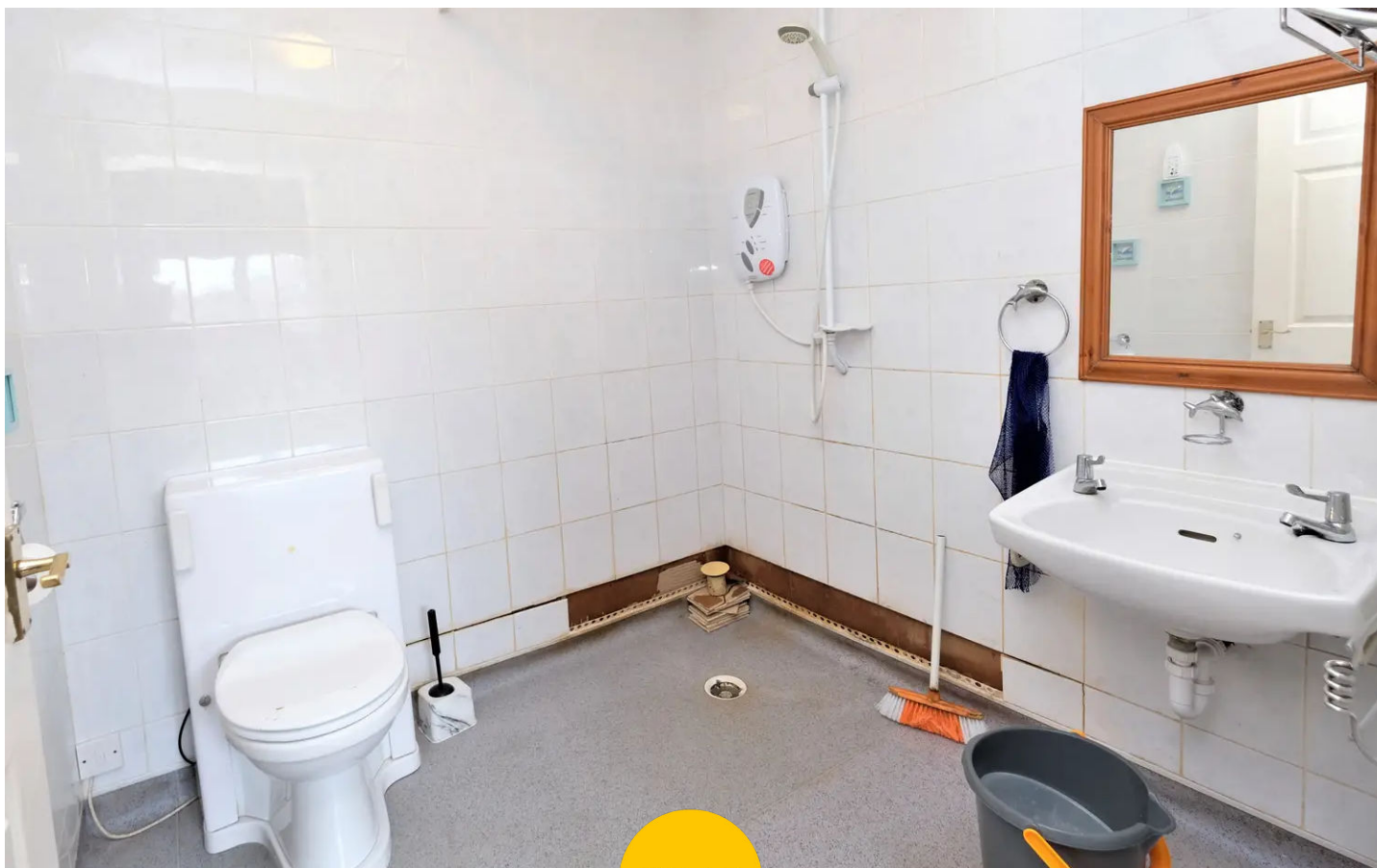
6' 6" x 5' 9" (1.98m x 1.75m)

Fitted with a two piece suite including a hand wash basin and bath with over head shower. Ceiling light point, double glazed window and wall mounted radiator.

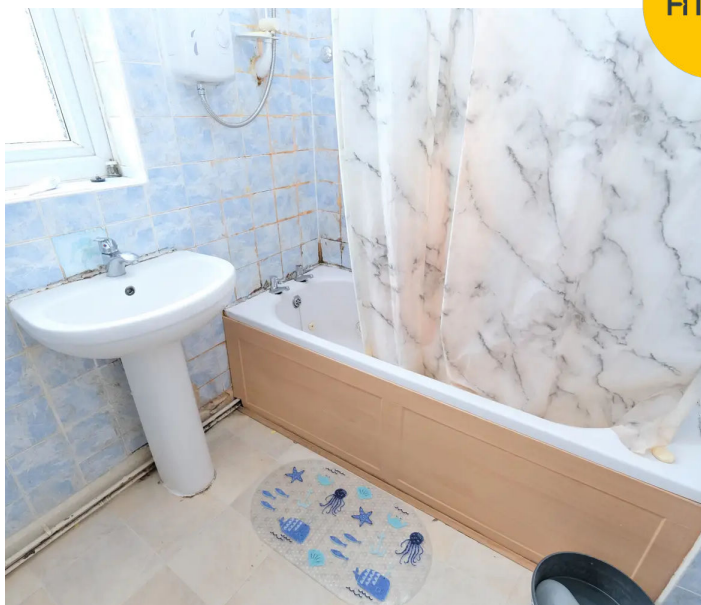
WC

5' 9" x 2' 6" (1.75m x 0.76m)

Ceiling light point, double glazed window and WC.



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