

5 Maranatha Court Barton Road

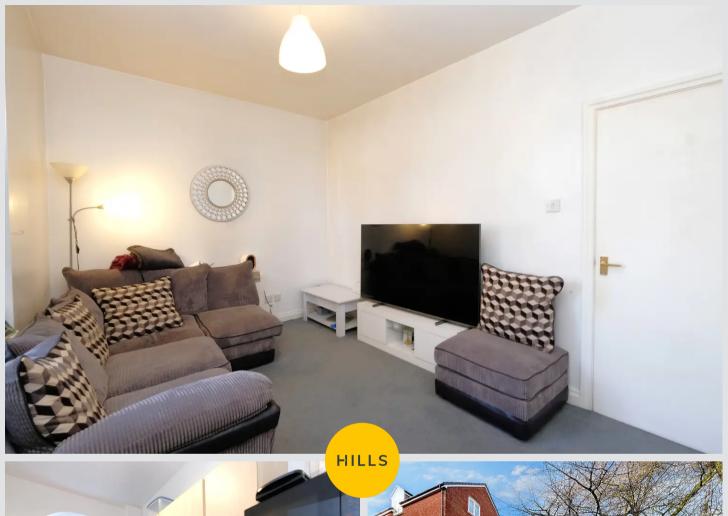
Eccles, Manchester

Inviting, modern ground floor one bed apartment in prime location. Stylish open plan lounge & dining room, modern fitted kitchen, contemporary bathroom. Spacious bedroom with ample storage. Residents permit parking & secure entry system. Close to amenities & transport links. Ideal for first-time buyers, professionals, or investors. Early viewing recommended.

Council Tax band: A

Tenure: Leasehold

- Ground Floor One Bedroom Apartment
- Open Plan Lounge & Dining Room
- Modern Fitted Kitchen & Bathroom
- Generous Double Bedroom
- Residents Permit Parking
- Fully Electric & Double Glazed Throughout
- Clean Communal Areas
- Excellently Located Close to Amenities & within Walking Distance to The Trafford Centre
- Surrounded by Public Transport & Motorway Links





Entrance Hallway

Complete with a ceiling light point and laminate flooring.

Lounge

13' 8" x 9' 3" (4.17m x 2.82m)

A bright lounge complete with a ceiling light point, double glazed window and electric radiator. Fitted with carpet flooring.

Kitchen

9' 3" x 5' 9" (2.82m x 1.75m)

A contemporary kitchen featuring complementary wall and base units with an integral stainless steel sink. Electric hob and oven. Space for a washer and fridge. Complete with a ceiling light point, double glazed window and electric radiator. Fitted with part tiled walls and lino flooring.

Bedroom

12' 8" x 9' 6" (3.86m x 2.90m)

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

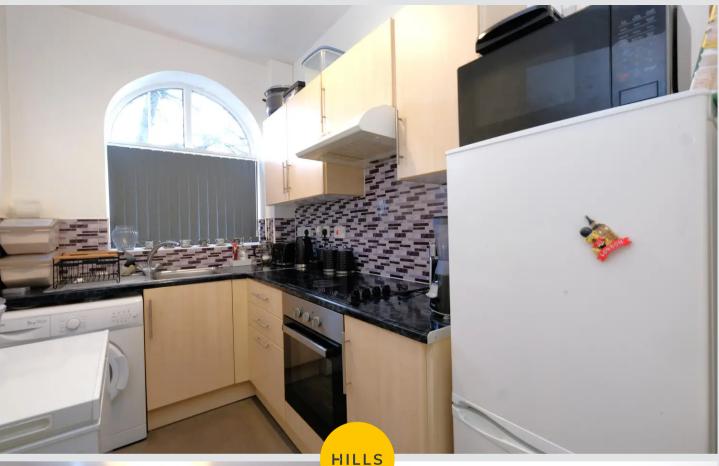
Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

Featuring a three-piece suite including a bath with shower over, basin and W.C. Complete with a ceiling light point, part tiled walls and lino flooring.

External

Includes parking permits for residents parking. Access to communal gardens.











Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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.