



Maranatha Court Barton Road, Eccles

Manchester



Offers in Region of **£120,000**

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/



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