



Barton Locks, Barton Road

Manchester



In Excess of **£145,000**

Barton Locks

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Modern ground floor apartment in Barton Locks Development. Two bed, open plan living area flooded with natural light. En suite master, main bathroom. Allocated parking. Close to Trafford Centre. Easy access to amenities and transport links. Ideal for buyers, downsizers, or investors. Council Tax band: B

Tenure: Leasehold

- Modern Ground Floor Apartment Located in the Desirable Barton Locks Development
- Spacious Open Plan Living, Kitchen & Dining Space
- Two Double Bedrooms
- Fitted Modern Bathroom & En Suite off the Master Bedroom
- Allocated Parking Space
- Well Presented Communal Areas & Gardens
- Perfectly Located Within Walking Distance to the Trafford Centre
- Surrounded by a Plethora of Amenities & Transport Links



Entrance Hallway

Complete with a ceiling light point, electric radiator and storage. Fitted with telecom and carpet flooring,

Lounge / Kitchen / Diner

18' 3" x 13' 2" (5.56m x 4.01m)

A bright lounge / diner complete with two ceiling light points, double glazed window and electric radiator. Fitted with carpet and vinyl tile flooring.

Kitchen

A modern kitchen featuring complementary wall and base units with integral stainless steel sink. Electric oven, hob and glass splashback. Space for washing machine and fridge freezer. Complete with a ceiling light point and stainless steel extractor.

Bedroom One

14' 2" x 8' 1" (4.32m x 2.46m)

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

Bedroom Two

11' 9" x 9' 9" (3.58m x 2.97m)

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

En-suite

5' 3" x 4' 8" (1.60m x 1.42m)

Featuring a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point and electric heated towel rail. Fitted with part tiled walls, tiled splashback and vinyl tile flooring.

Bathroom

6' 0" x 5' 5" (1.83m x 1.65m)

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

External

Complete with allocated parking.







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