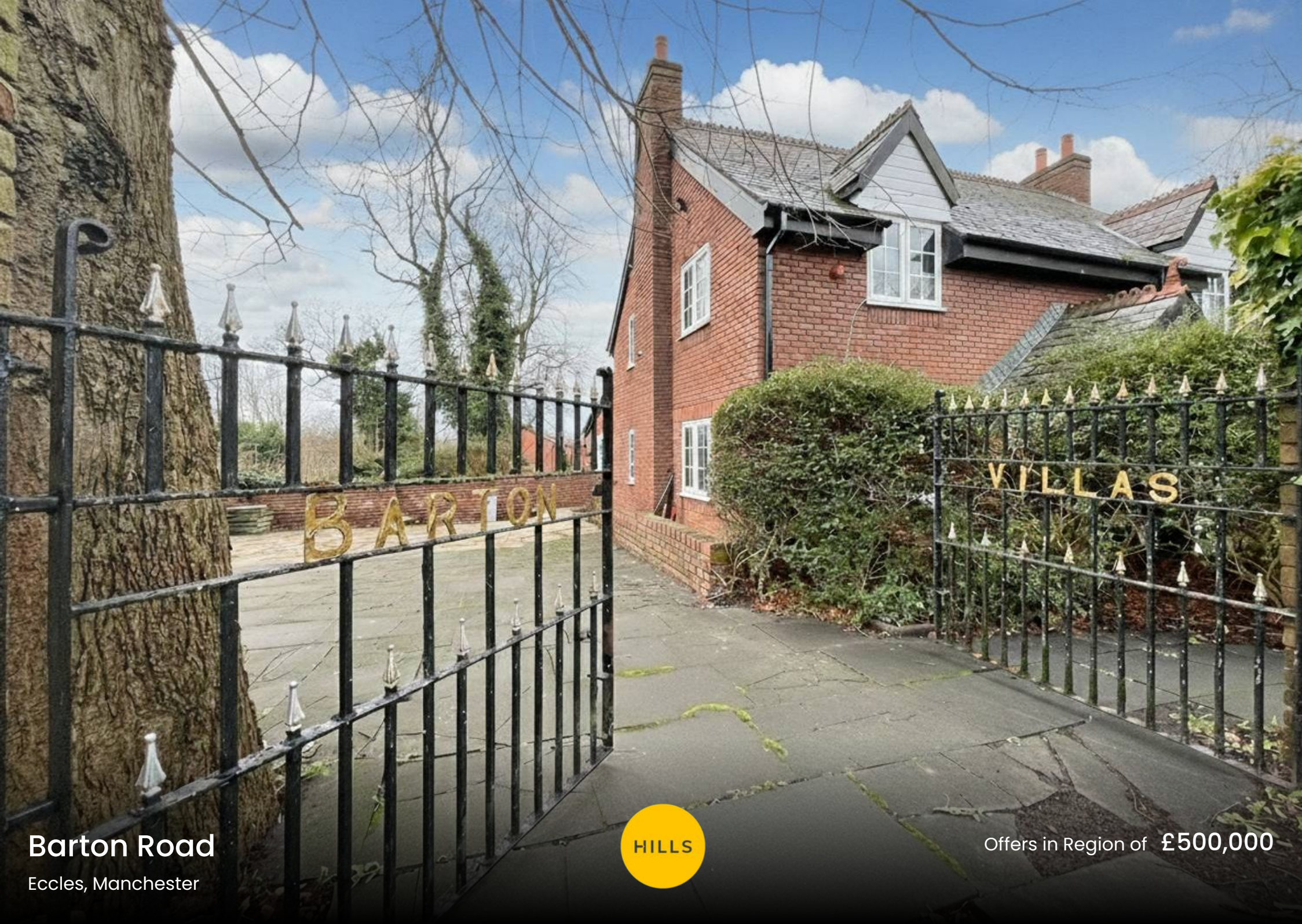




Barton Road

Eccles, Manchester



Offers in Region of **£500,000**

Barton Road

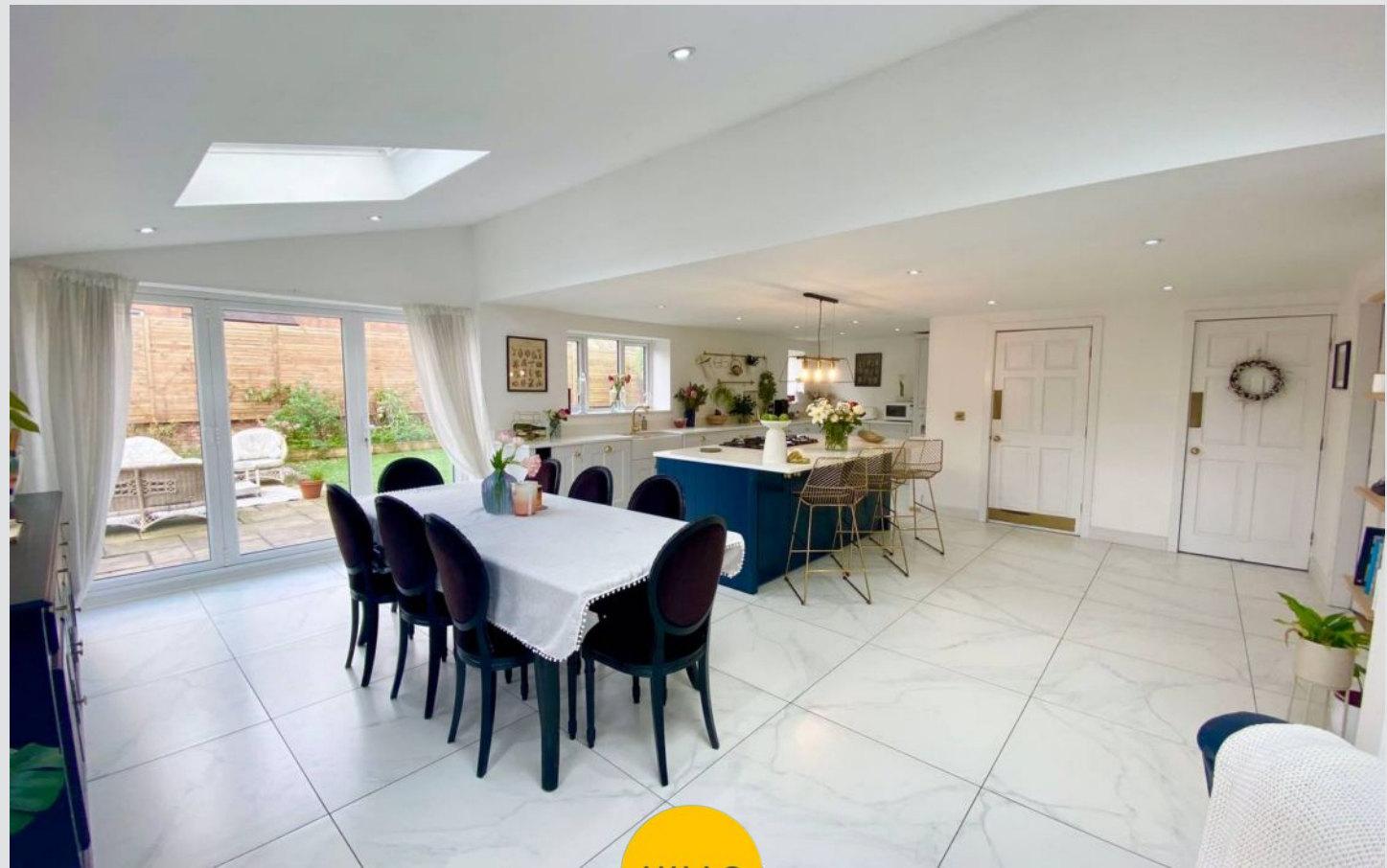
Eccles, Manchester

Unique, spacious three bedroom detached home with canal views, spacious kitchen, master suite, secure parking, low-maintenance garden, near Trafford Centre, schools, and transport. No onward chain.

Council Tax band: E

Tenure: Leasehold

- Occupying a Substantial Plot overlooking The Manchester Ship Canal, is this Incredibly Unique Detached Home
- Approx 22ft Spacious Family Lounge
- Impressive Extended Fitted Kitchen, Living and Dining Space with Central Island, Integrated appliances and Bi Folding Doors
- Three Generous Bedrooms, the Master (approx 15ft) Complete with Dressing Area
- Family Bathroom with Freestanding Tub, En Suite boasting His & Hers Sinks and a Guest W.C.
- Gated Off Road Parking for Multiple Cars
- Low Maintenance Garden with Artificial Lawn, Raised Planters and Indian Stone Patio
- Located Close to Many Local Amenities including The Trafford Centre, and Surrounded by Excellent Transport Links
- Fabulous Family Home Offered to the Market with No Onward Chain



HILLS



Entrance Hallway

16' 7" x 9' 2" (5.06m x 2.79m)

Lounge

22' 7" x 11' 7" (6.88m x 3.53m)

Lounge / Kitchen / Diner

30' 8" x 29' 8" (9.35m x 9.04m)

Office / Dresser

5' 9" x 3' 8" (1.75m x 1.12m)

Downstairs W.C.

4' 5" x 4' 5" (1.35m x 1.35m)

Landing**Bedroom One**

15' 9" x 12' 5" (4.80m x 3.79m)

En suite

9' 0" x 6' 0" (2.74m x 1.83m)

Bedroom Two

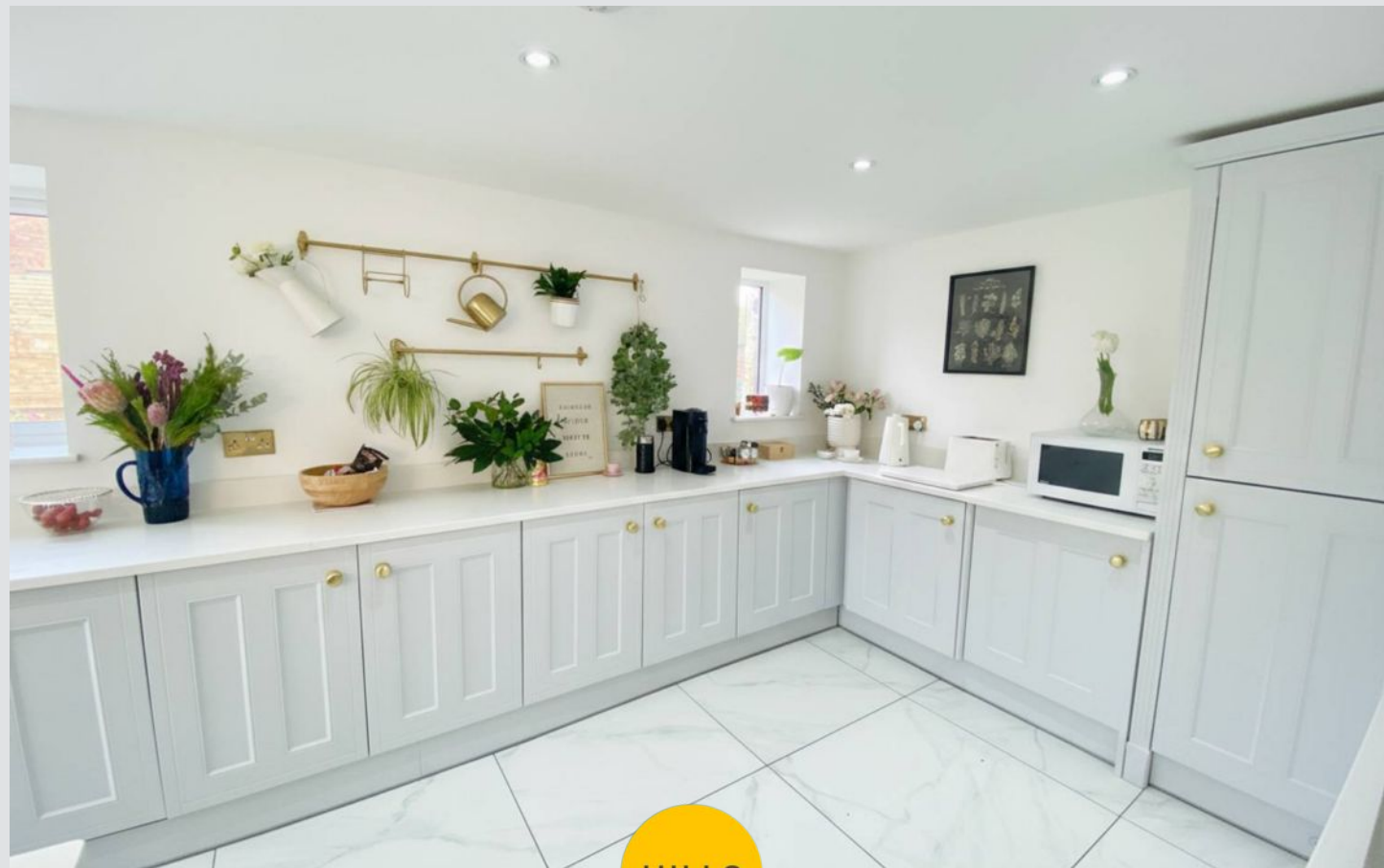
11' 8" x 11' 1" (3.56m x 3.38m)

Bedroom Three

11' 9" x 11' 2" (3.58m x 3.40m)

Bathroom

9' 3" x 6' 4" (2.82m x 1.93m)



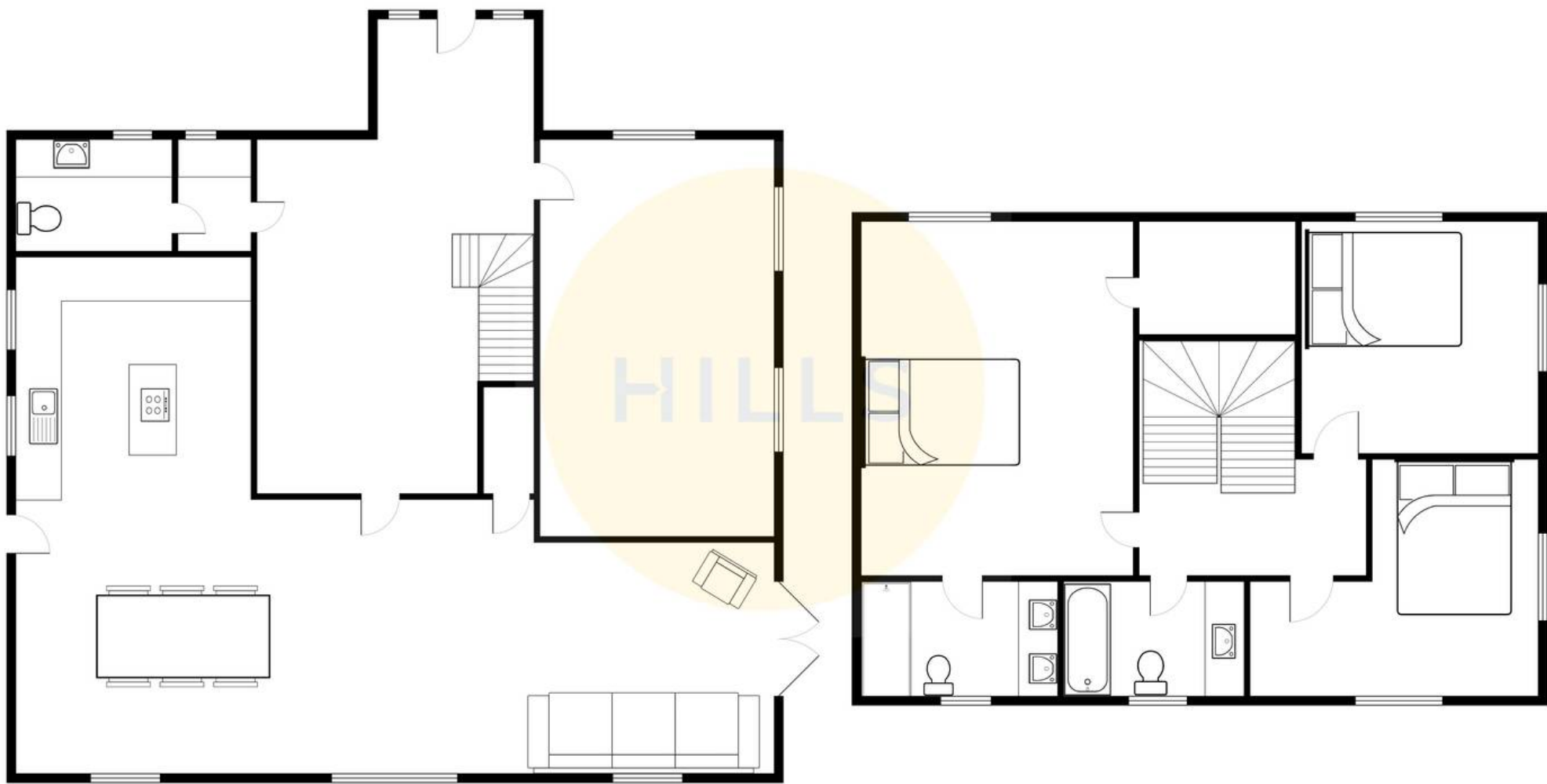
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.