



**Barton Lane, Eccles**

Manchester



Offers Over **£375,000**

# Barton Lane

Eccles, Manchester

Fully renovated five-bed HMO, open plan living, four ensembles, gated parking, near transport to Media City and Manchester. £3500 PCM, 10% yield, no chain. Ideal investment or home.

Council Tax band: B

Tenure: Leasehold

- Fully Licensed Five Double Bedroom HMO
- Fully Renovated in the last Six Years and Beautifully Presented Throughout
- Fabulous Open Plan Kitchen, Living and Dining Space
- Low Maintenance Gardens to the Front and Rear
- Gated Rear Off Road Parking and Garage
- Located just a Short Walk to Train, Tram and Bus Stations Giving east Access to Media City & Manchester City Centre
- An Achievable Rental Income of around £3500 PCM Offering above 10% Yield
- Perfectly Positioned with a Plethora of Amenities all on the Door Step
- Offered to the Market with No Onward Chain



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**Entrance Hallway**

**Lounge/Kitchen/Diner**

26' 7" x 9' 4" (8.10m x 2.85m)

**Bedroom One**

14' 8" x 12' 1" (4.47m x 3.68m)

**En suite**

8' 4" x 2' 9" (2.54m x 0.84m)

**Bedroom Two**

11' 1" x 11' 0" (3.38m x 3.35m)

**En suite**

11' 0" x 3' 0" (3.35m x 0.91m)

**Landing**

**Bedroom Three**

17' 0" x 11' 9" (5.18m x 3.58m)

**En suite**

10' 1" x 3' 0" (3.07m x 0.91m)

**Bedroom Four**

11' 2" x 9' 3" (3.40m x 2.82m)

**En suite**

11' 1" x 3' 0" (3.38m x 0.91m)

**Bedroom Five**

12' 0" x 9' 5" (3.66m x 2.87m)

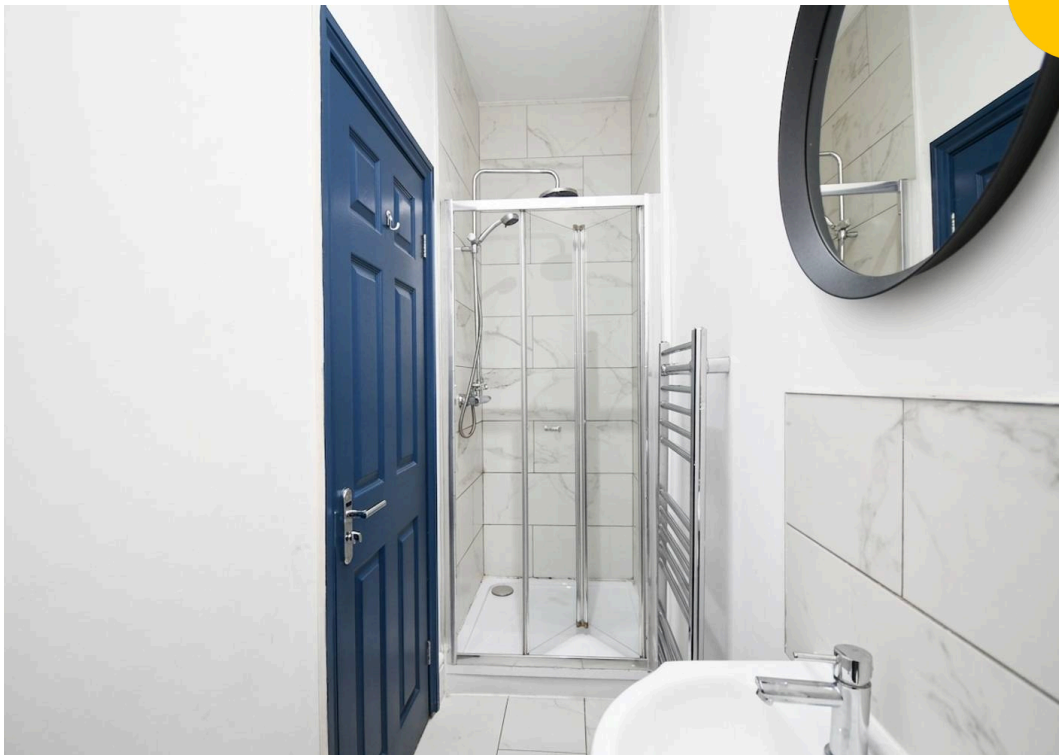
**Bathroom**

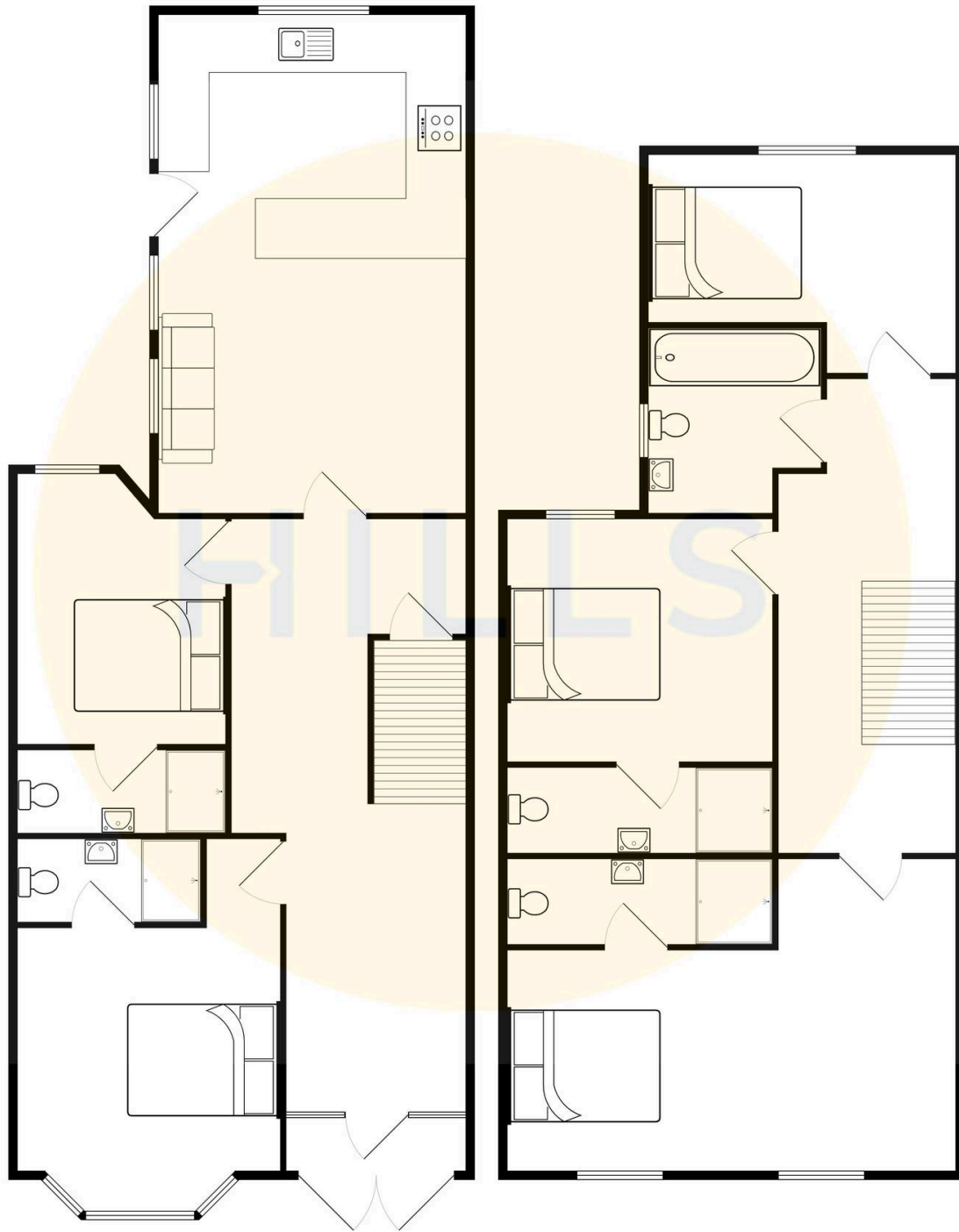
6' 8" x 6' 2" (2.03m x 1.88m)





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