



Barton Road, Eccles

Manchester



Offers in Region of **£485,000**

Barton Road

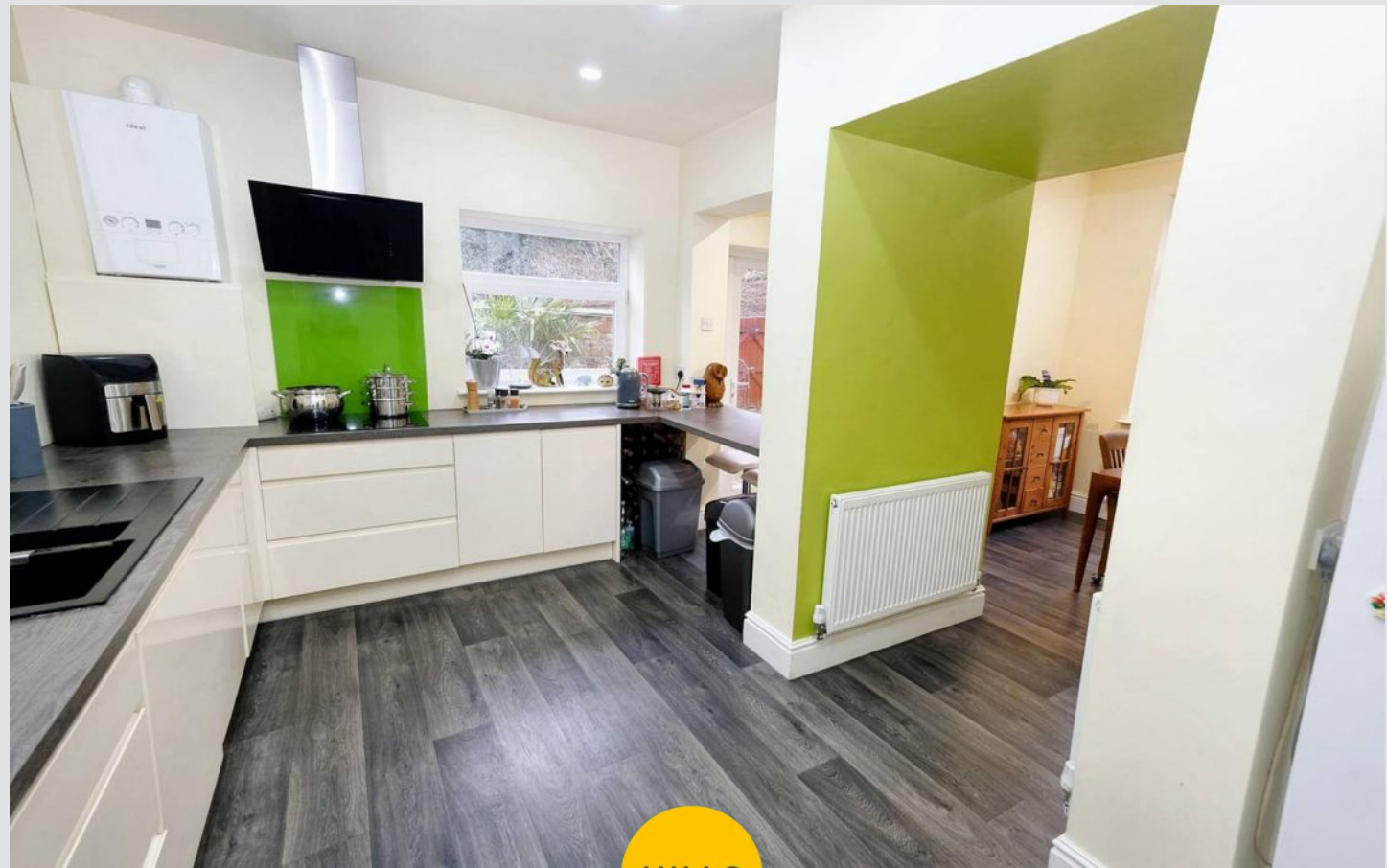
Eccles, Manchester

Incredible six bed terrace property overlooking Bridgewater Canal. Versatile living spaces, modern kitchen, cellars offering the potential of conversion, low-maintenance garden, gated parking. Eco-friendly with solar panels. Ideal for families/investors, close to amenities and transport links.

Council Tax band: D

Tenure: Freehold

- Incredible Family Home or Investment overlooking the Historical Bridgewater Canal
- Four Generous Reception Rooms & Modern Fitted Kitchen & Dining Space
- Six Double Bedrooms laid over the Upper Two Floors
- Family Bathroom & Separate W.C. Shower Room & Guest W.C.
- Cellars with Electric and Plumbing Suitable for Storage
- Low Maintenance Garden to the Rear with Original York Paving Stones
- Gated Off Road Parking to the front of the Property
- Economically Friendly with an EPC Rated B & Solar Panels
- Excellently Located Surrounded by Brilliant Amenities & Transport Links



HILLS

Entrance Hallway One

Complete with a ceiling light point, wall mounted radiator and carpet flooring.

Entrance Hallway Two

Complete with a ceiling light point, wall mounted radiator and carpet flooring.

Reception Room One

14' 0" x 12' 0" (4.27m x 3.66m)

Complete with a ceiling light point, double glazed bay window and two wall mounted radiators. Fitted with carpet flooring.

Reception Room Two

14' 4" x 11' 9" (4.37m x 3.58m)

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

Reception Room Three

12' 4" x 10' 3" (3.76m x 3.12m)

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

Reception Room Four

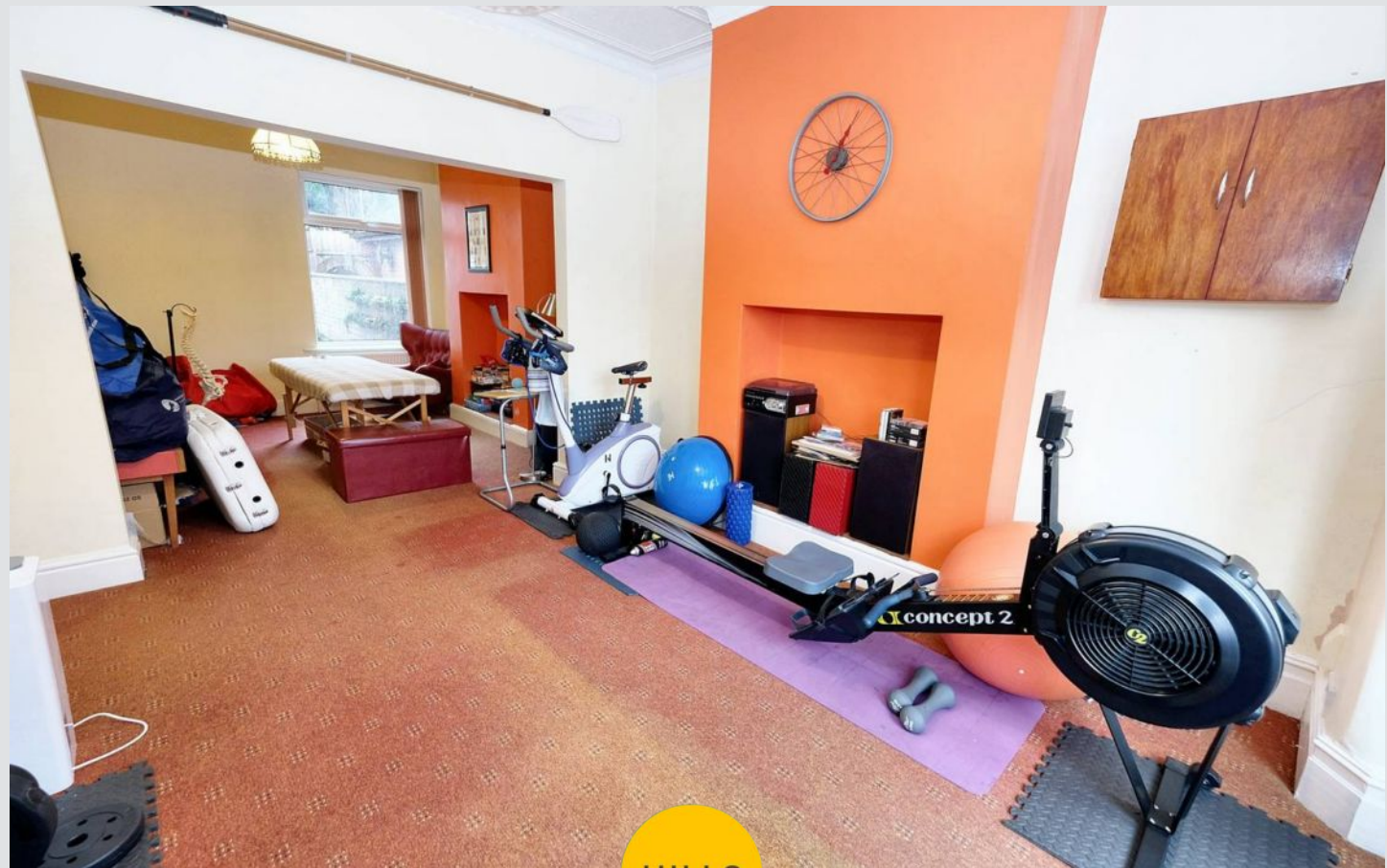
12' 3" x 10' 3" (3.73m x 3.12m)

Featuring a gas fire. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Kitchen / Diner

20' 6" x 13' 9" (6.25m x 4.19m)

Featuring complementary wall and base units with composite sink, two electric ovens, electric hob and extractor. Complete with ceiling spotlights, three double glazed windows and three wall mounted radiators. Fitted with two uPVC doors, glass splashbacks and laminate flooring. Boiler.



Downstairs W.C.

5' 5" x 2' 6" (1.65m x 0.76m)

Featuring a two piece suite including hand wash basin and W.C. Complete with a ceiling light point, two wall mounted radiators and laminate flooring.

Cellar

Chamber One - 14'11" x 11'5" Chamber Two - 14'2" x 12'1" -

Complete with electricity and plumbing for a washer and dryer.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

15' 4" x 8' 2" (4.67m x 2.49m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

Bedroom Two

12' 3" x 9' 6" (3.73m x 2.90m)

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

Bedroom Three

14' 7" x 11' 6" (4.45m x 3.51m)

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

Bedroom Four

12' 3" x 10' 1" (3.73m x 3.07m)

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

Bathroom One

10' 9" x 9' 9" (3.28m x 2.97m)

Featuring a four piece suite including a bath, shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and lino flooring.



Bathroom Two

6' 0" x 5' 4" (1.83m x 1.63m)

Featuring a three piece suite including a shower cubicle, hand wash basin and W.C. Complete with a double glazed window, heated towel rail and laminate tile flooring.

Bedroom Five

11' 2" x 9' 8" (3.40m x 2.95m)

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

Loft Room One

15' 7" x 12' 6" (4.75m x 3.81m)

Complete with a ceiling light point, two Velux windows and wall mounted radiator. Fitted with carpet flooring.

Loft Room Two

15' 9" x 13' 9" (4.80m x 4.19m)

Featuring storage in the eaves. Complete with a ceiling light point, two Velux windows and wall mounted radiator. Fitted with carpet flooring.

External

To the front of the property is gated off road parking for multiple cars. To the rear of the property is a garden with York stone paving, greenhouse and metal shed. Single and double gated rear access.



HILLS





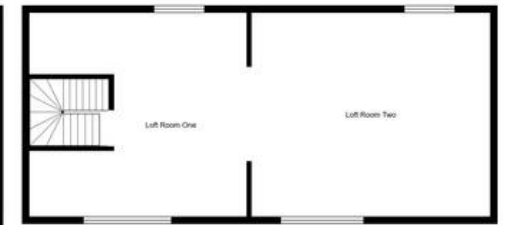
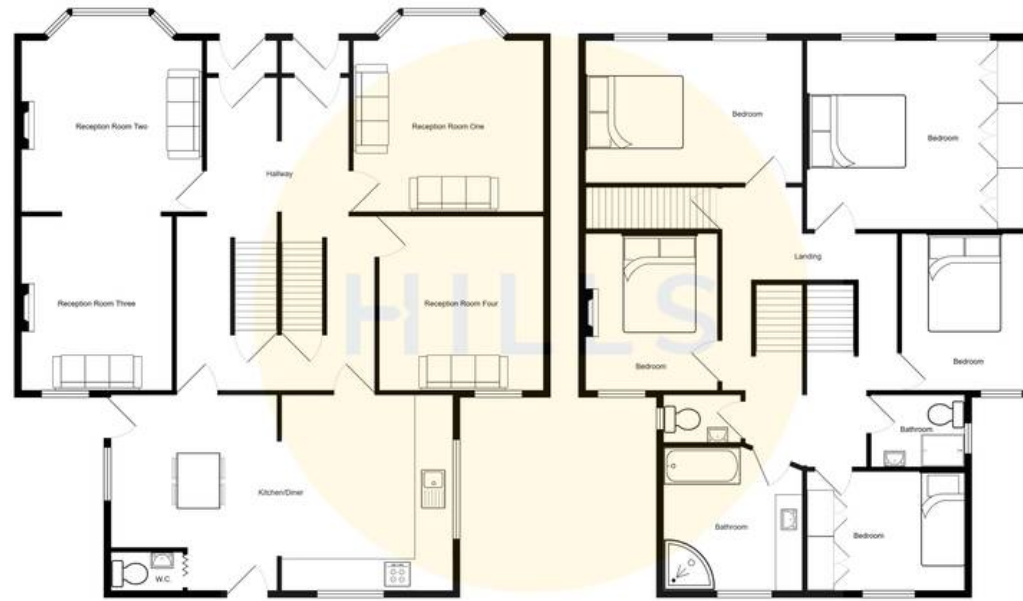
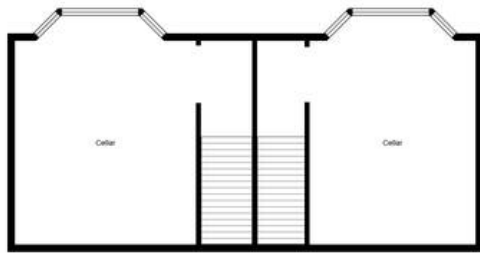
HILLS





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