

New Barton Street

Salford



In Excess of £245,000



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Salford

LARGER THAN AVERAGE, READY TO MOVE IN, FOUR BEDROOMS, TWO BATHROOMS OWNER-OCCUPIER TERRACED PROPERTY. LOCATED IN THE POPULAR IRLAM O' TH' HEIGHT AREA, BENEFITTING FROM LOCAL AMENITIES AND FREQUENT BUSES WITHIN WALKING DISTANCE, AS WELL AS EASY ACCESS TO THE MOTORWAY.

Council Tax band: A

Tenure: Freehold

- FOUR BEDROOM TERRACED PROPERTY
- FEATURING LOVELY HIGH CEILINGS AND SPACIOUS ROOMS
- BAY-FRONTED LOUNGE AND A GENEROUSLY-SIZED KITCHEN DINER
- FOUR GENEROUS SIZED BEDROOMS
- THREE-PIECE BATHROOM SUITE AND ADDITIONAL W.C. IN THE CELLAR
- PERFECT FAMILY HOME
- SITUATED OVER THREE FLOORS!
- WITHIN EASY ACCESS OF TRANSPORT LINKS INTO SALFORD QUAYS, MEDIA CITY AND MANCHESTER CITY CENTRE
- WELL LOOKED AFTER BY THE PREVIOUS TWO OWNERS & WELL PRESENTED THROUGHOUT, WITH A NEW ROOF INSTALLED NOV. 2023 WITH A 25 YEAR GUARANTEE



HILLS





**Entrance Hallway**

14' 7" x 3' 2" (4.44m x 0.96m)

Entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and carpet flooring.

**Lounge**

15' 1" x 10' 10" (4.59m x 3.30m)

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

**Dining Room**

9' 9" x 14' 1" (2.96m x 4.30m)

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

**Kitchen**

10' 3" x 7' 11" (3.12m x 2.41m)

Featuring complementary wall and base units with a cooker and hob. Space for a fridge freezer, dishwasher and washing machine. Complete with ceiling spotlights, double glazed window and uPVC door. Fitted with lino flooring. Boiler.

**Cellar**

13' 11" x 10' 3" (4.24m x 3.13m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fully tanked.

**Downstairs W.C.**

7' 6" x 2' 9" (2.29m x 0.85m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with ceiling spotlights, extractor and tiled flooring.

**Bedroom One**

13' 7" x 14' 5" (4.14m x 4.39m)

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





**Bedroom Two**

10' 2" x 5' 11" (3.09m x 1.81m)

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

**Bedroom Three**

10' 6" x 8' 0" (3.21m x 2.43m)

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

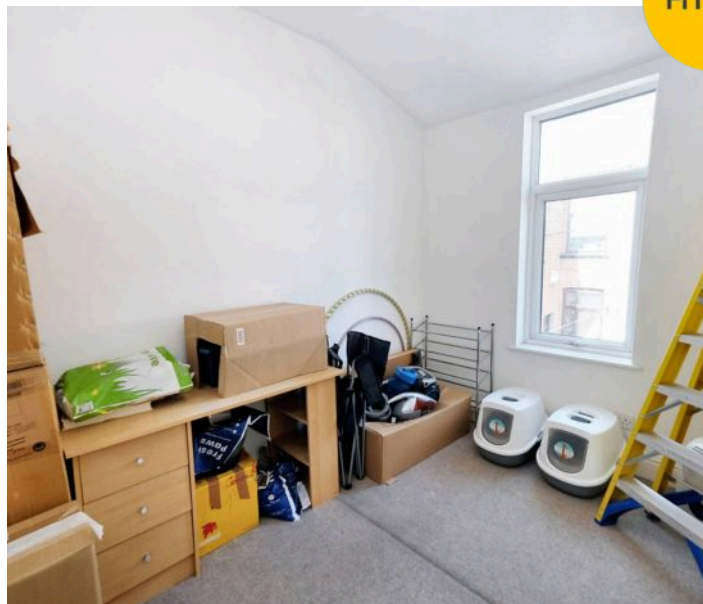
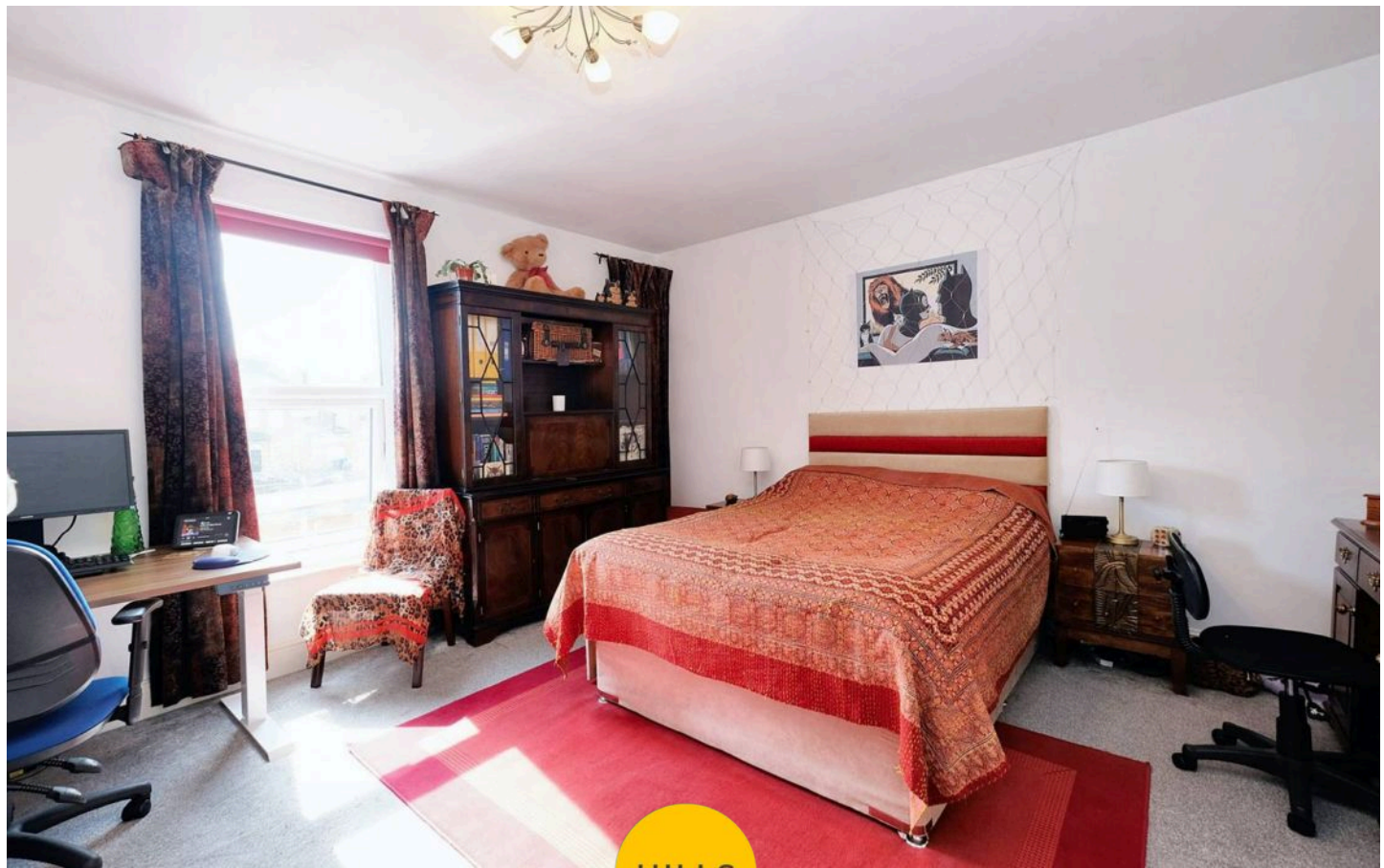
**Bathroom**

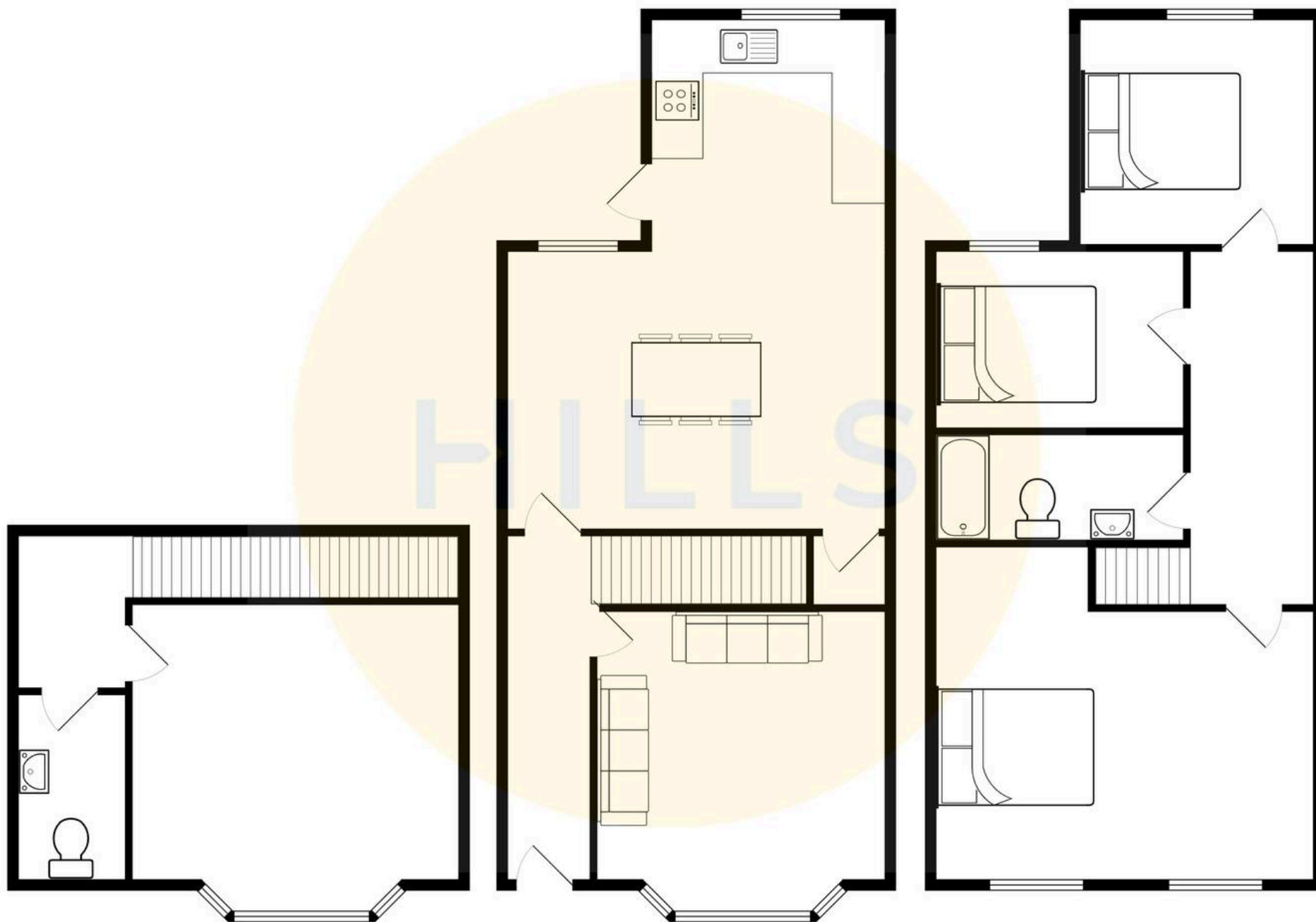
9' 1" x 5' 5" (2.78m x 1.64m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, extractor and tiled flooring.

**External**

A low maintenance, secure courtyard garden with sun exposure in the afternoon.









## Hills | Salfords Estate Agent

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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.