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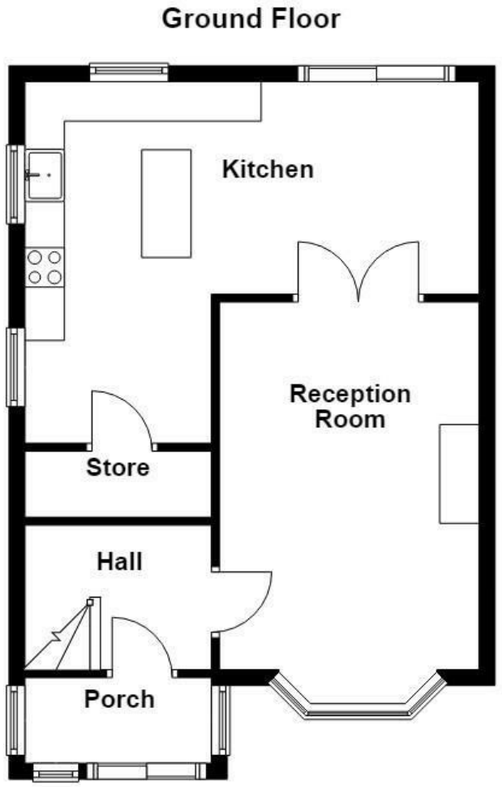

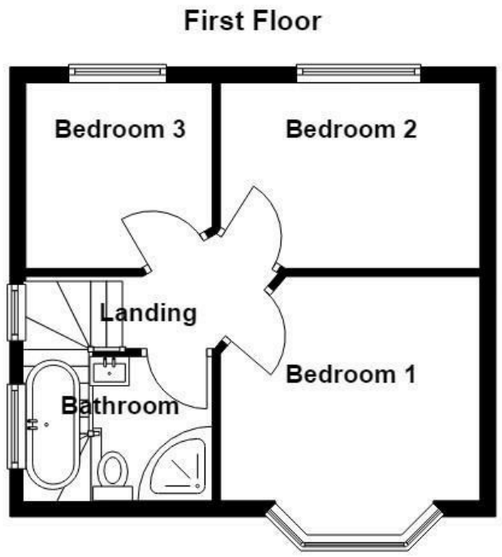









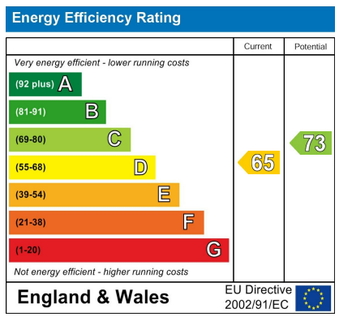

Barton Road, Manchester, M27 5ND

Offers Over £300,000

SEMI DETACHED THREE BEDROOM HOME WITH EXCELLENT TRASNPORT LINKS

This three-bedroom home offers a perfect blend of comfort and convenience. The property boasts a generous wrap-around garden, providing ample outdoor space for relaxation, gardening, or entertaining guests.

With a spacious driveway that accommodates up to four cars, parking will never be a concern for you or your visitors. The excellent garden space is ideal for families, offering a safe and enjoyable environment for children to play or for hosting summer barbecues with friends and family.

In addition to its appealing features, this home benefits from excellent transport links, making commuting a breeze. A short walk will take you into the town centre, where you can enjoy a variety of shops, cafes, and local amenities.

This property is not just a house; it is a wonderful opportunity to create a warm and welcoming home in a vibrant community. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this three-bedroom residence is sure to meet your needs. Don't miss the chance to make this lovely home your own.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Barton Road, Manchester, M27 5ND

Offers Over £300,000

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- Tenure Freehold
- Off Road Parking With Drive
- Sought After Location
- Enviable Open Plan Kitchen
- Council Tax Band C
- An Exceptional Semi Detached Property
- Impressive Plot
- EPC Rating D
- Three Bedrooms
- Perfect Family Home

Ground Floor

Entrance
UPVC double glazed French doors to the porch.

Porch
UPVC double glazed windows, tiled flooring, UPVC double glazed frosted leaded door to the hallway.

Hallway
7'9 x 6 (2.36m x 1.83m)

UPVC double glazed window, central heating radiator, under staircase storage cupboard, tiled flooring, door to the reception room.

Reception Room
17'6 x 10'10 (5.33m x 3.30m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, cast iron multi fuel burner with exposed brick hearth and surround, television point, solid oak flooring, hardwood single glazed double doors to the kitchen diner.

Kitchen Diner
18'6 x 18 (5.64m x 5.49m)

Two UPVC double glazed windows, two central heating radiators, a range of high glossed wall base units, corian surface, inset stainless steel one and a half bowl sink with a high spout spring mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for a fridge freezer, integrated dishwasher, plumbing for a washing machine, centre island with breakfast bar, spotlights, under staircase storage cupboard, wood effect laminate flooring, UPVC double glazed French doors to the rear.

First Floor

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

UPVC double glazed window, loft access, doors leading to three bedrooms and bathroom.

Bedroom One
9'9 x 9'1 (2.97m x 2.77m)

UPVC double glazed bay window, central heating radiator.

Bedroom Two
10'10 x 7'9 (3.30m x 2.36m)

UPVC double glazed window, central heating radiator.

Bedroom Three
7'9 x 7 (2.36m x 2.13m)

UPVC double glazed window, central heating radiator.

Bathroom
7'8 x 6 (2.34m x 1.83m)

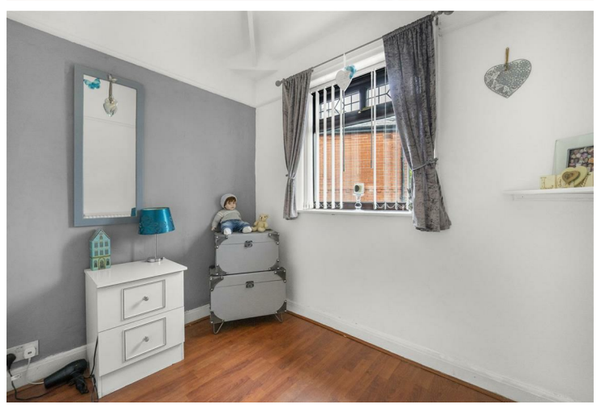
UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a direct feed corner shower enclosure, dual flush WC, vanity top wash basin with mixer tap, roll top, freestanding slipper bath with mixer tap and rinse head, tiled elevations, coving, extractor fan, spotlights, tiled flooring.

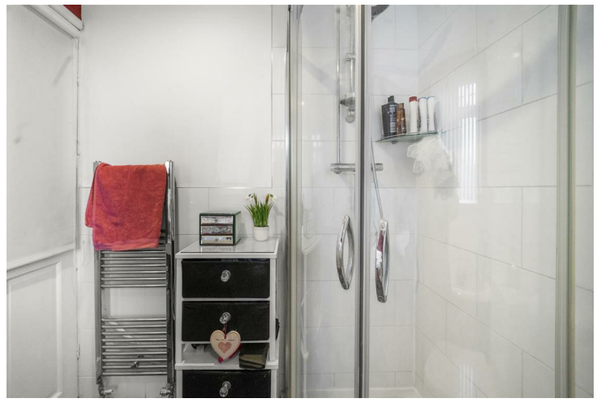
External

Rear
Wrap around, enclosed garden with artificial lawn, raised bedding areas.

Front
Wrap around enclosed garden with laid to lawn, bedding areas, block paved driveway and pathway and car port.







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