



Barton Lane, Eccles

Manchester



Barton Lane

Eccles, Manchester

Beautifully presented three bedroom period semi with modern kitchen, open plan living, cellar, and original features. Close to schools, amenities, and city transport links.

Council Tax band: B

Tenure: Leasehold

- Stunning Three Bedroom period Semi Detached Property
- Bay Fronted Lounge Open Plan with the Formal Dining Space
- Newly Installed Contemporary Kitchen
- Three Generously Sized Bedrooms, Master with Fitted Wardrobes
- Chic Three Piece Bathroom Suite and Additional External W.C.
- Beautiful Period Features through this Lovely Home
- Cellar Suitable for Storage
- Mature Private Rear Garden Overlooking the Bowling Green and Benefits from the Sun
- Well Connected Close to Amenities and Fantastic Transport Links



HILLS



Reception One

16' 2" x 11' 3" (4.92m x 3.43m).

Reception Two

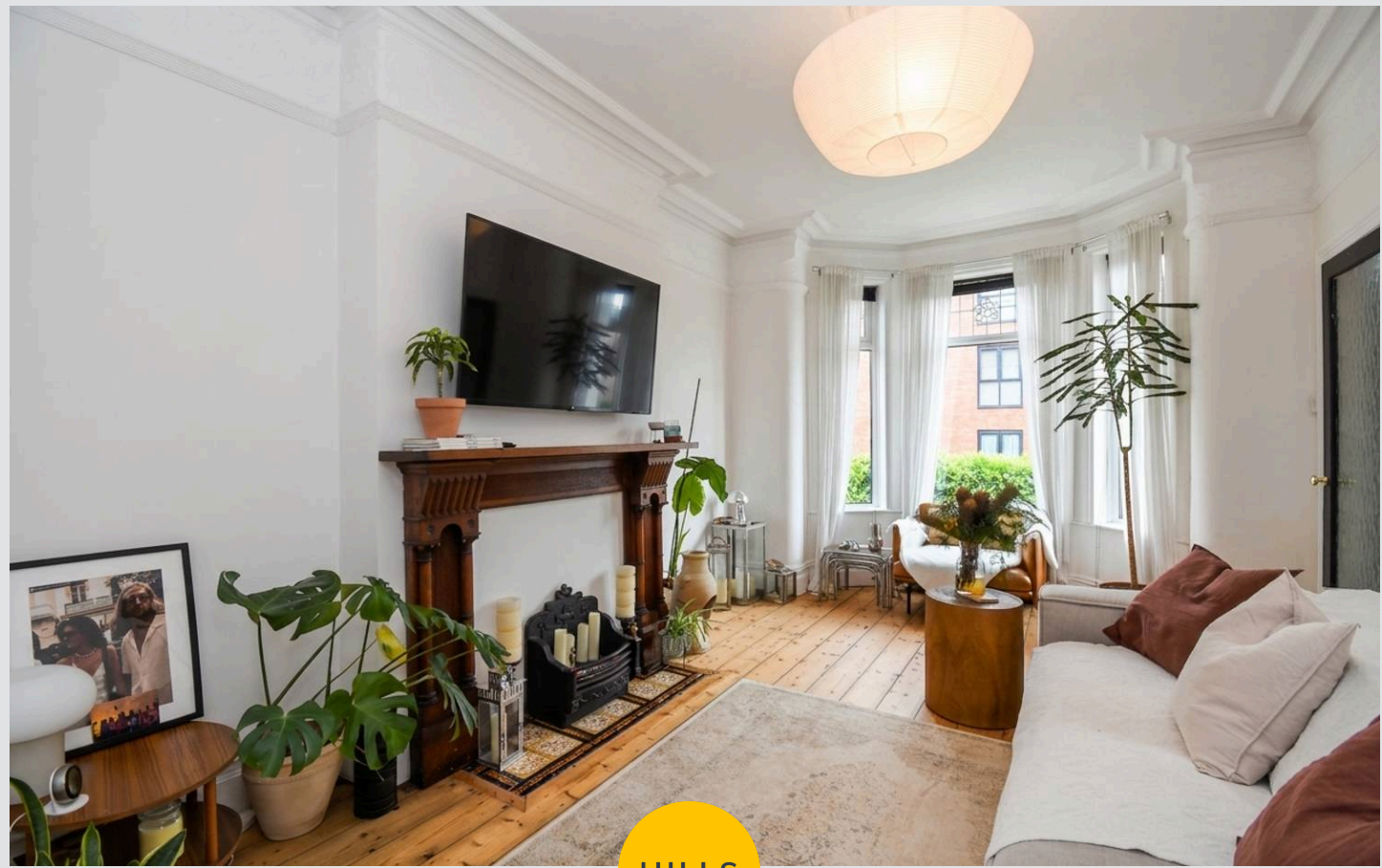
13' 6" x 11' 9" (4.11m x 3.58m).

Kitchen

11' 8" x 8' 9" (3.55m x 2.66m).

Cellar

Full height cellar with window to the front and the potential to be made in to an every day room.



HILLS



Reception One

16' 2" x 11' 3" (4.92m x 3.43m).

Reception Two

13' 6" x 11' 9" (4.11m x 3.58m).

Kitchen

11' 8" x 8' 9" (3.55m x 2.66m).

Cellar

Full height cellar with window to the front and the potential to be made in to an every day room.

Bedroom one

15' 1" x 13' 6" (4.59m x 4.11m).

Bedroom Two

13' 7" x 9' 3" (4.14m x 2.82m).

Bedroom Three

9' 0" x 5' 8" (2.74m x 1.73m).

Bathroom

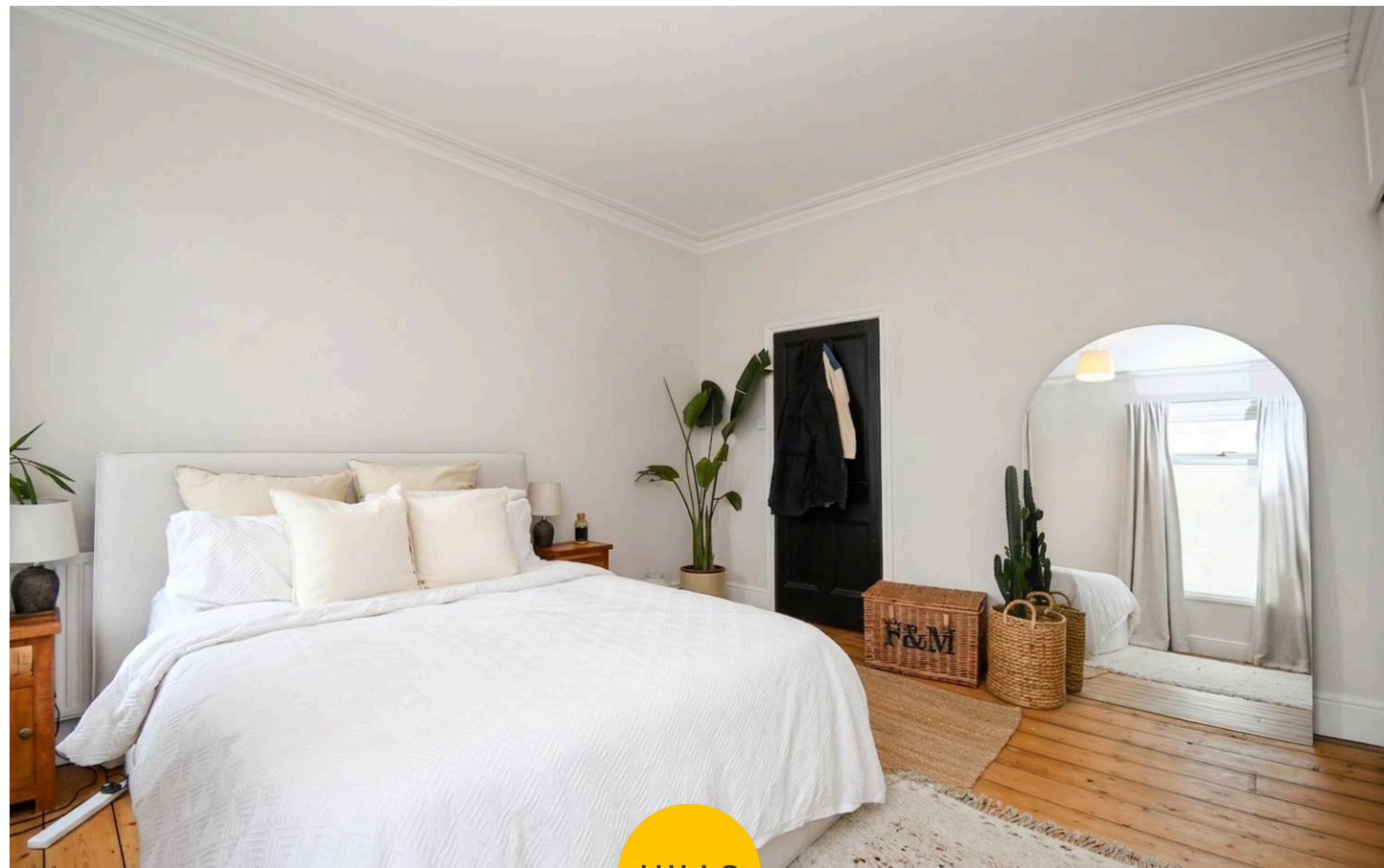
5'9" x 5' 8" (1.83m x 1.73m).

Outside WC

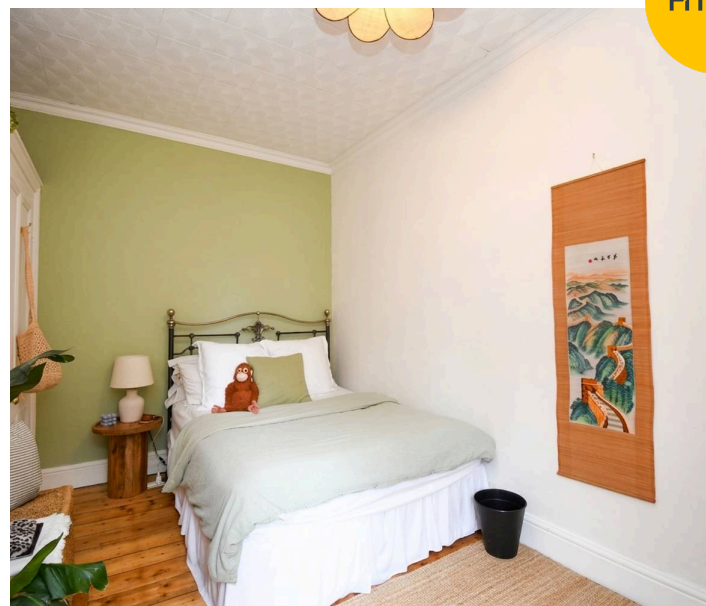
4' 9" x 2' 9" (1.45m x 0.84m).

Externally

Large laid to lawn, outdoor tap, York Stone paved seating areas, external security lighting, raised planted borders, discreet bin storage and high secure fencing offering high levels of security and privacy. Gated side access to the front and side garden.



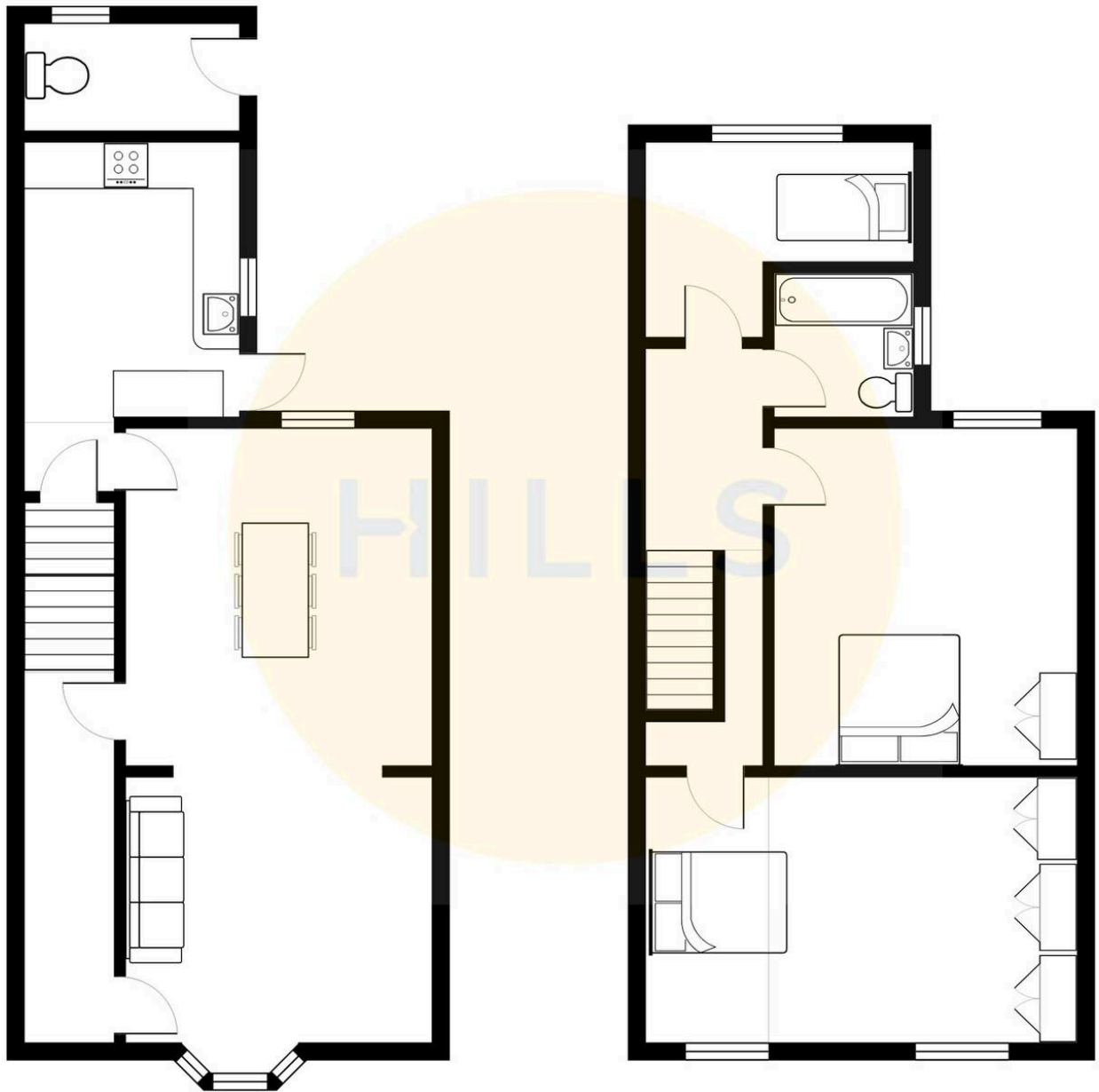
HILLS





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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.