



**Barton Lane, Eccles**

Manchester



Offers in Region of **£230,000**

# Barton Lane

Eccles, Manchester

Spacious extended three bed mid-terrace near Trafford Centre, schools, parks, and transport. Flexible living, two receptions, two bathrooms, low-maintenance gardens. No chain. Ideal for families or investors.

Council Tax band: A

Tenure: Freehold

- Extensively Extended Terrace Property
- Spacious Lounge and Second Reception Room/Bedroom
- Open Plan Fitted Kitchen and Dining Space
- Three Generously Sized Bedrooms to the First Floor
- Family Bathroom, Separate W.C. along with the Ground Floor Wet Room
- Low Maintenance Gardens to the Front and Rear
- Well Connected to Many Local Amenities Including Shops, Parks, Schools and a Short Walk to The Trafford Centre
- Well Served by Public Transport and Motorway Links
- Offered to the Market with No Onward Chain



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**Entrance Hallway**

**Lounge**

14' 3" x 11' 0" (4.34m x 3.35m)

**Kitchen**

15' 3" x 7' 8" (4.65m x 2.34m)

**Rear Hallway**

12' 2" x 7' 2" (3.71m x 2.18m)

**Downstairs Bathroom**

6' 7" x 6' 7" (2.01m x 2.01m)

**Utility Room**

11' 6" x 11' 6" (3.50m x 3.50m)

**Landing**

**Bedroom One**

10' 0" x 9' 4" (3.05m x 2.84m)

**Bedroom Two**

12' 5" x 7' 9" (3.78m x 2.36m)

**Bedroom Three**

9' 5" x 6' 9" (2.87m x 2.06m)

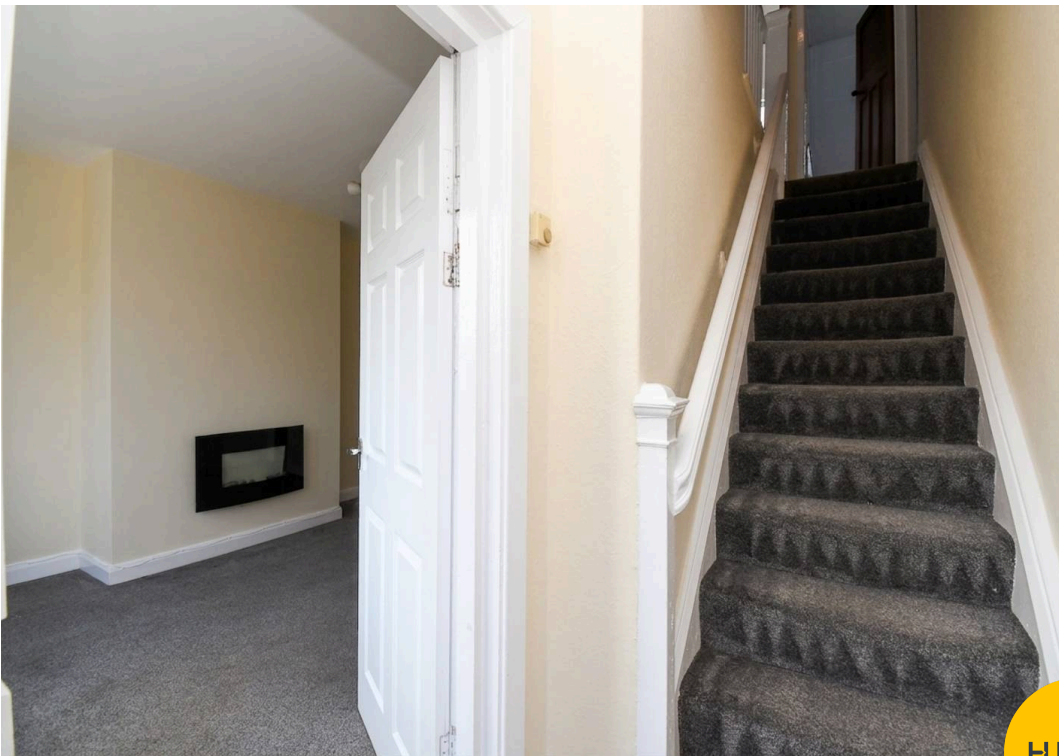
**Bathroom**

6' 6" x 5' 9" (1.98m x 1.75m)

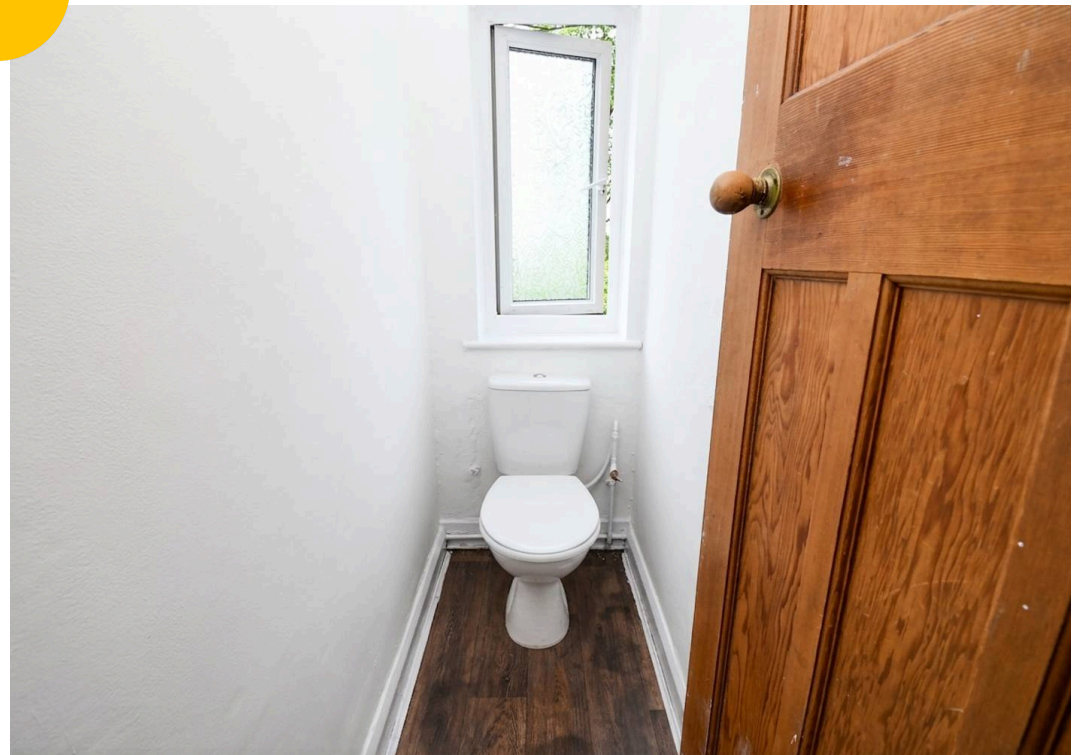
**W.C.**

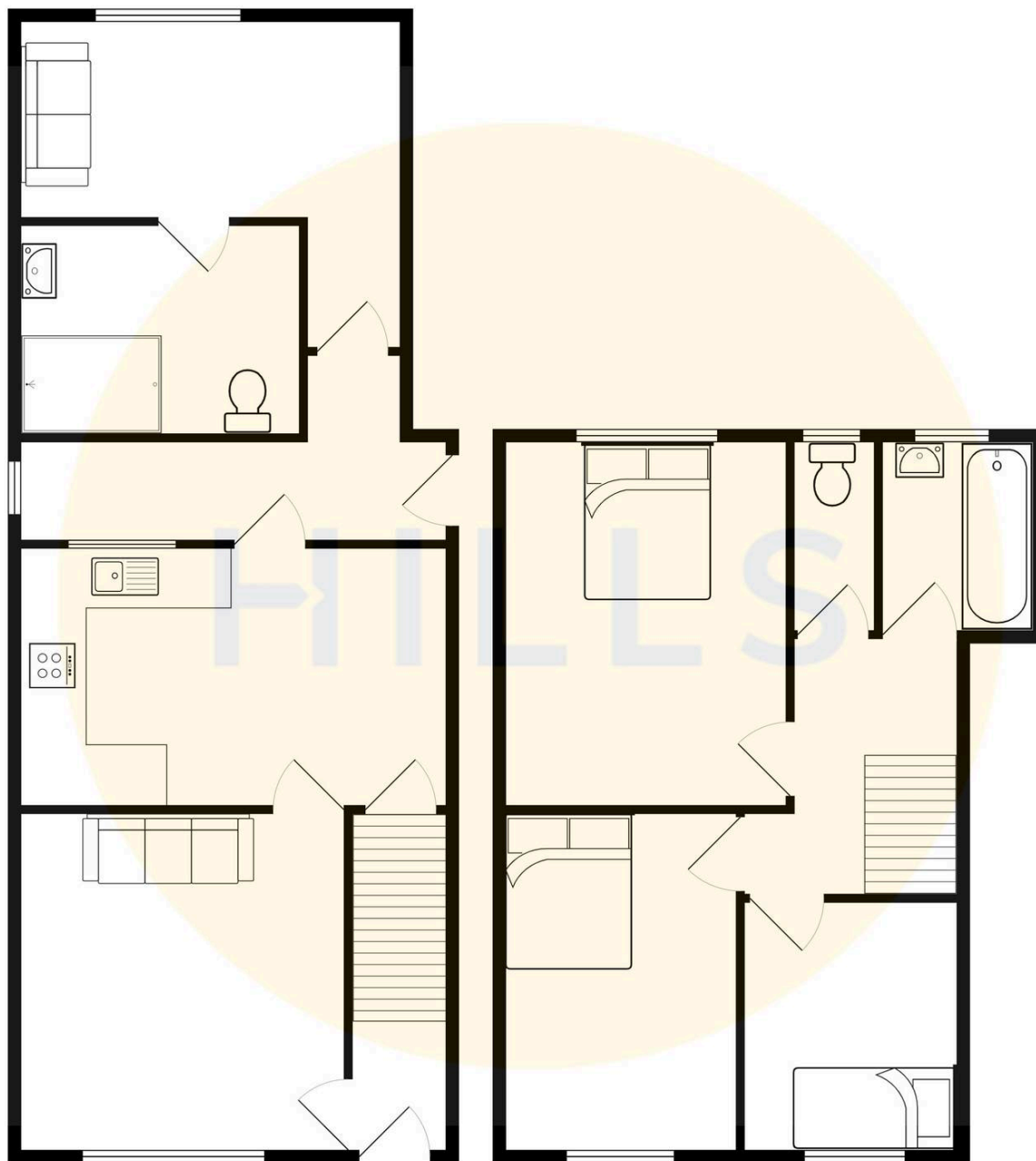
5' 9" x 2' 6" (1.75m x 0.76m)





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