



Hills Residential

**** PERFECT FIRST HOME OR INVESTMENT **** Take a look at this **SUPERB PROPERTY** which benefits from **2 DOUBLE BEDROOMS** and a **SPACIOUS MODERN FOUR PIECE BATHROOM SUITE**, whilst downstairs offers an **Entrance hallway**, **2 RECEPTION ROOMS**, and a **MODERN FITTED KITCHEN**. The property is fully **UPVC DOUBLE GLAZED** & **BRAND NEW COMBI GAS CENTRAL HEATED** THROUGHOUT and also benefits from **GARDENS TO BOTH THE FRONT & REAR** WITH **PRIVATE GATED OFF ROAD PARKING**. **OVERLOOKING THE CANAL**, the property is located in a popular area, walking distance to Trafford centre and tram stops, close to local shops parks, and motorway networks. **COULD THIS FANTASTIC PROPERTY BE THE ONE FOR YOU ? CALL US NOW TO BOOK A VIEWING!!**



**Barton Road
Manchester, M30 7AA**

Offers Over £170,000

**0161 7074900
sales@hillsresidential.co.uk**

Hallway 15' 1" x 3' 4" (4.59m x 1.02m)

uPVC door to the entrance, ceiling light point, wall mounted radiator, alarm system and laminate floors.

Reception One 14' 4" x 11' 3" (4.37m x 3.43m)

Double glazed bay window, ceiling light point, wall mounted radiator, iron cast fireplace and carpeted floors.

Reception Room Two 15' 5" x 11' 3" (4.70m x 3.43m)

Patio doors to the rear, ceiling light point, wall mounted radiator, iron cast fireplace and laminate floors.

Kitchen 13' 3" x 8' 7" (4.04m x 2.61m)

A range of wall and base units with complementary work top surfaces and an integrated oven, hob and sink and drainer unit. Double glazed window, ceiling light point, boiler, uPVC door leading to the rear garden, partially tiled walls and vinyl floors.

Cellar

stairs leading down to the cellar complete with two chambers.

Landing 13' 5" x 5' 0" (4.09m x 1.52m)

Ceiling light point, wall mounted radiator, storage cupboard, loft access and carpeted floors.

Bedroom One 15' 2" x 12' 0" (4.62m x 3.65m)

Two double glazed windows, wall mounted radiator, ceiling light point, two fitted wardrobes and carpeted floors.

Bedroom Two 13' 5" x 9' 9" (4.09m x 2.97m)

Double glazed window, ceiling light point, wall mounted radiator and carpeted floors.

Bathroom 11' 1" x 8' 5" (3.38m x 2.56m)

Four piece suite comprising of a low level WC, hand wash basin, freestanding bath and walk in double shower. Two double glazed windows, two heated towel radiators, underfloor heating and tiled floors.

Externally

to the front is a gated well maintained yard and to the rear is a large garden complete with decking, laid to lawn area and gated off road parking for one car.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.



