



**** 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.





