



*** BEAUTIFUL FAMILY HOME * THREE BEDROOM VICTORIAN SEMI DETACHED * IMMACULATELY PRESENTED THROUGHOUT * TWO SPACIOUS RECEPTION ROOMS, KITCHEN & DINING AREA * This FANTASTIC HOME features 3 GENEROUS BEDROOMS and a 4 piece family bathroom to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an entrance hall way, 2 RECEPTION ROOMS, and a FABULOUS MODERN KITCHEN & DINING AREA with INTEGRATED APPLIANCES. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from PRIVATE LOW MAINTENANCE GARDEN which overlooks Eccles bowling green. Ideally located close to Eccles town centre, bus, train and tram stations along with many local amenities & excellent transport links, COULD THIS BE THE ONE FOR YOU? CALL NOW FOR MORE INFORMATION!**

**Barton Lane
Manchester, M30 0FG**

Offers in Excess of £240,000

**0161 794 2888
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Reception One 11' 5" x 16' 3" (3.47m x 4.95m)

Laminated flooring, double glazed bay window, ceiling light point, radiator, tv point and power points.

Reception Two 10' 2" x 13' 0" (3.09m x 3.96m)

Laminated flooring, radiator, cast iron fire surround, ceiling light point, power points and patio doors opening out to the rear garden.

Kitchen & Dining Area 15' 5" x 9' 11" (4.69m x 3.03m)

LVT flooring, ceiling light spots, ceiling light point, wall and base units, stainless steel sink, electric hob, electric double oven, integrated dishwasher, washing machine and space for fridge freezer and patio doors leading out to the rear garden.

Hallway

Laminated flooring, UPVC external door, power points and access to the cellar.

Landing

Carpeted, ceiling light point, power points and access to the loft.

Bedroom One 14' 7" x 13' 0" (4.44m x 3.97m)

Carpeted, ceiling light point, radiator, two double glazed window to the front, fitted wardrobes and furniture.

Bedroom Two 13' 1" x 9' 10" (4.00m x 2.99m)

Carpeted, ceiling light point, radiator, double glazed window to the rear and fitted wardrobes.

Bedroom Three 10' 1" x 5' 10" (3.07m x 1.77m)

Laminated flooring, radiator, ceiling light point and double glazed window to the rear.

Bathroom 6' 10" x 9' 6" (2.09m x 2.89m)

Tiled floor and walls, ceiling light spots, double glazed window to the side, heated towel rail, freestanding bath, hand wash basin, W.C., and waterfall shower cubicle.

Externally

Small low maintenance garden to the front whilst the rear garden benefits from a private recently landscaped garden with artificial grass, Indian stoned patio area and raised planted sleepers, along with access down the side.





