



This FULLY RENOVATED terrace property, which overlooks the Bridgewater Canal and is located within catchment for OUTSTANDING SCHOOLING is perfect for any FIRST TIME BUYER OR FAMILY. Walking through the LOW MAINTENANCE FRONT GARDEN in to the entrance hall way leading to the MASTER BEDROOM with an EN SUITE, and the OPEN PLAN LOUNGE & DINING ROOM then on to the MODERN FITTED KITCHEN where the LOW MAINTENANCE REAR GARDEN can be accessed. The first floor has a further THREE GENEROUS sized bedrooms off the landing as well as a MODERN SHOWER ROOM. The Property is located within a popular part of Eccles, within walking distance to The Trafford Centre and many more amenities. There are fantastic public transport & motorway links. CALL AND BOOK YOUR VIEWING NOW!

Barton Road  
Manchester, M30 7AA

Offers in Excess of £230,000

0161 7074900  
sales@hills.agency

## Entrance Hallway

Ceiling light point and access to bedroom and living room.

### Bedroom One 10' 6" x 9' 2" (3.2m x 2.8m)

Wall mounted radiator, ceiling light point and double glazed bay window.

### Ensuite 6' 11" x 2' 7" (2.1m x 0.8m)

Fitted with a three piece suite including a hand wash basin, W/C and a shower cubicle. Ceiling light point and heated towel rail.

### Reception One 13' 9" x 11' 2" (4.2m x 3.4m)

Wall mounted radiator, double glazed window to the rear and ceiling light point.

### Kitchen 8' 2" x 9' 11" (2.5m x 3.01m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Integrated oven and hob unit with space for fridge-freezer, washing machine and dryer. Ceiling light point and UPVC door to the side and double glazed window to the rear and side.

### Downstairs W/C 2' 7" x 4' 11" (0.78m x 1.5m)

Fitted with a two piece suite including a hand wash basin and W/C. Wall light point.

## Landing

Ceiling light point and access to bedrooms and bathroom.

### Bedroom Two 8' 6" x 12' 6" (2.6m x 3.8m)

Ceiling light point, wall mounted and double glazed window to the rear.

### Bedroom Three 8' 2" x 9' 6" (2.48m x 2.9m)

Ceiling light point, wall mounted radiator and double glazed window to the rear.

### Bedroom Four 9' 6" x 11' 1" (2.9m x 3.38m)

Ceiling light point, wall mounted radiator and double glazed window to the front.

### Bathroom 7' 7" x 5' 7" (2.3m x 1.7m)

Fitted with a three piece suite including a hand wash basin, W/C and shower cubicle. Wall mounted radiator, ceiling light point and double glazed window to the front.



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.





# Energy performance certificate (EPC)

Barton Road Eccles MANCHESTER M30 7AA	Energy rating <b>C</b>	Valid until: 10 June 2022	Certificate number: 0965-1201-5002-4035-1604
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## Property type

Mid-terrace house

## Total floor area

85 square metres

## Rules on letting this property

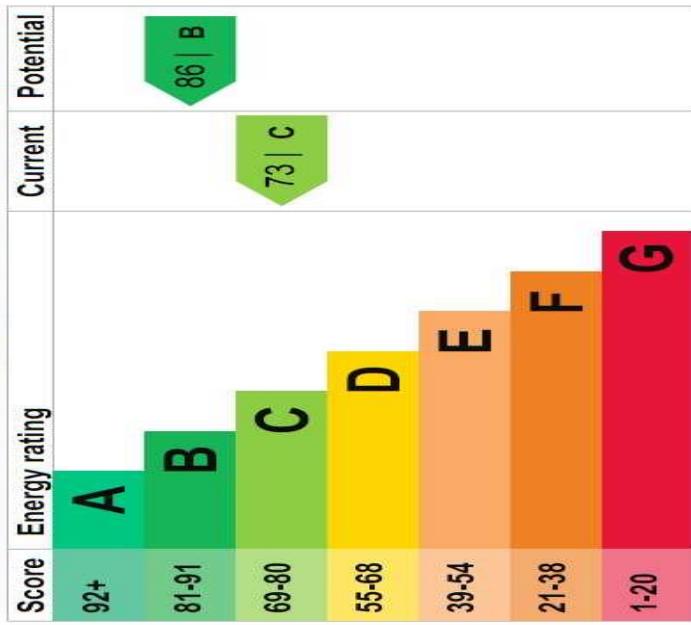
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance to landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-letting-conditions-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-letting-conditions-minimum-energy-efficiency-standards-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

See how to [improve this property's energy performance](#).



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, with internal insulation	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average