



****VIDEO VIEWING AVAILABLE**** Set back from the road in an elevated position is this well-presented family home that features a 16FT KITCHEN DINER, WELL-KEPT GARDEN TO THE REAR and NO CHAIN. Situated on Barton Lane, the property is ideally located close to good local transport links, well-regarded local schooling and a host of amenities. The property comes with an entrance porch, entrance hallway, lounge and a spacious kitchen diner to the ground floor. With three bedrooms and a three-piece shower room to the 1st floor. Fully double glazed and gas central heated. Externally the property has a great rear garden that due to its elevated position benefits from the sun most of the day and to the front, a garden that could be converted into off-road parking

**Barton Lane
Manchester, M30 0HG**

Offers Over £160,000

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

Entrance Hallway

Ceiling light point, wall mounted radiator and stairs to the 1st floor landing. Access door into the lounge.

Entrance Porch

uPVC windows and uPVC door. Access door into the hallway

Lounge 13' 10" x 11' 11" (4.219m x 3.639m)

Double glazed bay window to the front elevation, ceiling light point and a wall mounted radiator. Access door into the kitchen diner

Kitchen Diner 16' 10" x 9' 5" (5.142m x 2.867m)

Fitted with a range of wall and base units with complementary work surfaces and a built in sink and drainer unit. With space for an oven/hob and extractor, fridge/freezer and washing machine. Ceiling light point, gas fire with feature surround and storage cupboard. Double glazed patio doors open onto the rear garden.

Landing

Ceiling light point, double glazed window to the side and loft access.

Bedroom One 12' 2" x 9' 10" (3.710m x 2.988m)

Double glazed bay window to the front, ceiling light point and a wall mounted radiator.

Bedroom Two 9' 9" x 9' 5" (2.969m x 2.877m)

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

Bedroom Three 7' 0" x 6' 0" (2.127m x 1.831m)

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

Bathroom/Shower Room 7' 0" x 5' 8" (2.139m x 1.729m)

Fitted with a three piece suite including shower cubicle, low level W.C and a pedestal hand wash basin. Ceiling light point, double glazed window to the rear and part tiled walls.

Externally

To the front of the property is a garden laid to lawn and a flagged pathway. Gated access to the rear. To the rear is a well-kept garden laid to lawn with a seperate flagged patio area all enclosed with wood panel fencing. The rear benefits from not being overlooked and the sun into the afternoons.





