



## 230 Barton Lane Eccles Manchester M30 0HJ

### £180,000

FULLY MODERNISED THROUGHOUT! HOME ESTATE AGENTS are delighted to offer the opportunity to purchase this three double bedroom terrace property which has just recently undergone a full scheme of modernisation. Accommodation comprises from hallway, lounge, dining room, newly fitted modern fitted kitchen, shaped landing, three double bedrooms and a newly fitted modern fitted bathroom suite. The property offers newly installed double glazing and a newly installed gas central heating system. Externally there is a paved yard area to the front whilst to the rear there is a garden complete with newly laid lawn area and paved patio area. Having undergone a scheme of renovation the property is now in true move in condition! Offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- FULLY MODERNISED THROUGHOUT!
- Three double bedroom terrace
- Hallway
- Lounge
- Dining room
- Newly fitted kitchen
- Newly fitted bathroom
- Garden to the rear
- New gas central heating boiler
- NO VENDOR CHAIN!

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### Hallway

Stairs to first floor, uPVC double glazed door to front and wood effect flooring

### Lounge 11'4 x 15'0 (3.45m x 4.57m)

uPVC double glazed bay window to front, double panel radiator and meter cupboard

### Dining room 12'1 x 15'7 (3.68m x 4.75m)

uPVC double glazed window to rear, wood effect flooring and double panel radiator

### Kitchen 15'9 x 9'7 (4.80m x 2.92m)

Newly fitted with wall and base units, roll edge worktops, sink unit, electric oven and gas hob, wall mounted boiler, space for fridge freezer, extractor fan, tiled to complement and ceiling spotlights. uPVC double glazed window to side and uPVC double glazed french doors to rear. Wood effect flooring.

### Shaped landing

Open balustrade and loft access

### Bedroom One 11'9 x 15'3 (3.58m x 4.65m)

uPVC double glazed windows to front and single panel radiator

### Bedroom Two 9'6 x 12'9 (2.90m x 3.89m)

uPVC double glazed window to rear and single panel radiator

### Bedroom Three 9'9 x 9'8 (2.97m x 2.95m)

uPVC double glazed window to rear and single panel radiator

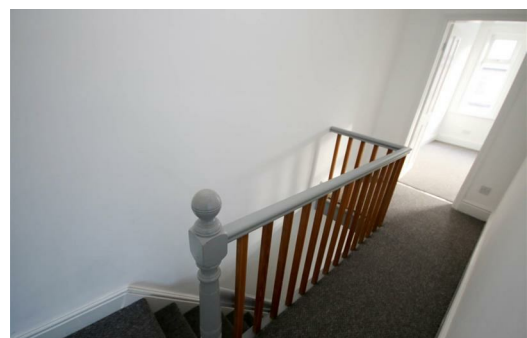
### Bathroom 6'3 x 6'7 (1.91m x 2.01m)

Newly fitted with a three piece bathroom suite comprising from low level W/C, feature sink unit and paneled bath. Tiled to complement and ladder style radiator. uPVC double glazed opaque window to side.

### IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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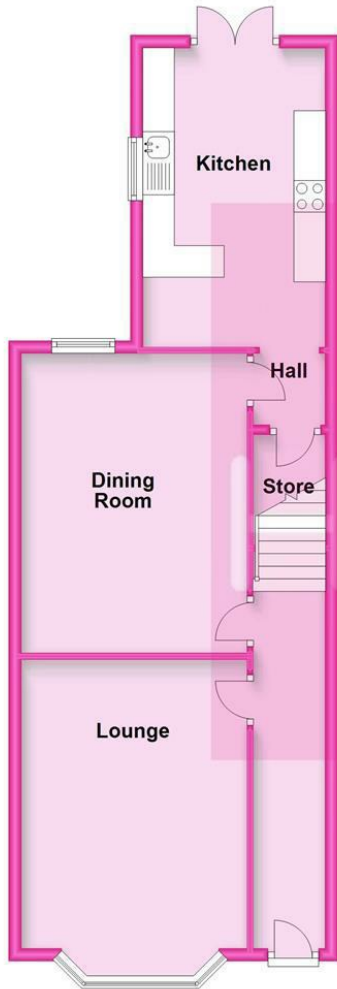


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### Ground Floor

Approx. 59.8 sq. metres (643.5 sq. feet)



### First Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



Total area: approx. 119.1 sq. metres (1282.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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