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Apartment 4 Barton Locks Barton Road Eccles Manchester M30 7AE

£145,000

BEAUTIFULLY PRESENTED THROUGHOUT! GREAT INVESTMENT OR FIRST TIME BUY OPPORTUNITY! HOME ESTATE AGENTS are delighted to offer for sale this beautifully presented, modern ground floor flat located on the ever popular Barton Locks development. Accommodation comprises from spacious hallway, open plan lounge/dining room and modern kitchen, two bedrooms, fitted en-suite and modern fitted bathroom suite. The property offers double glazing and is heated via electric heating. Externally there are communal gardens and off road parking. Within walking distance to the Trafford centre and opposite the historic Bridgewater canal the property is both conveniently and idyllically positioned. Offered on a NO CHAIN BASIS. Please note: The property is currently tenanted however the can be offered either tenanted on an un-furnished basis or with vacant possession if required by the buyer. The tenant is currently paying a rent of £725.00 per calender month. Call HOME On 01617898383 to arrange your viewing!

- BEAUTIFULLY PRESENTED THROUGHOUT!
- Two double bedrooms
- Ground floor position
- Hallway
- Open plan lounge/dining and fitted kitchen
- En-Suite shower room to master
- Fitted modern bathroom
- Parking available
- Popular Eccles position!
- Could be sold with a sitting tenant if required!



LOCAL EXPERTS THAT GET YOU MOVING

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Registered Address: 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084, Urmston - 04531861, Stretford - 08259553

Hallway 8'1 x 9'0 (2.46m x 2.74m)

Electric heater, storage housing water tank and intercom system.

Open plan lounge/diner/kitchen 18'7 x 13'3 (5.66m x 4.04m)

Open plan living with lounge, dining area and modern fitted kitchen. Kitchen comprises from fitted wall and base units, roll edge worktops, sink unit, electric oven and hob and space for fridge freezer. uPVC double glazed windows to front, television point and electric heaters.

Bedroom One 11'9 x 10'0 (3.58m x 3.05m)

uPVC double glazed windows to front, electric heater, television point and fitted wardrobes for storage.

En-Suite 5'4 x 4'7 (1.63m x 1.40m)

Fitted with three piece shower room suite comprising from low level W/C, pedestal wash hand basin and shower cubicle. Tiled to complement, extractor fan and heated towel rail

Bedroom Two 14'2 x 8'2 (4.32m x 2.49m)

uPVC double glazed window to front, electric heater and fitted with wardrobe for storage.

Bathroom 5'3 x 6'0 (1.60m x 1.83m)

Fitted with a three piece bathroom suite comprising from low level W/C, pedestal wash hand basin and paneled bath with mixer tap shower. Tiled to complement, extractor fan and heated towel rail.

Tenure

We are advised that the property is leasehold. We are advised that the original lease was granted for 150 years commencing January 2008. We are advised of the below charges - Ground rent of approx. £200.00 a year

Building insurance of approx. £350.00 a year and Service charge of approx. £270 per quarter.

Photos

Please note that the photos shown were taken prior to the occupation of a tenant. The property is currently tenanted however the can be offered either tenanted on an unfurnished basis or with vacant possession if required by the buyer. The tenant is currently paying a rent of £725.00 per calendar month.

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.

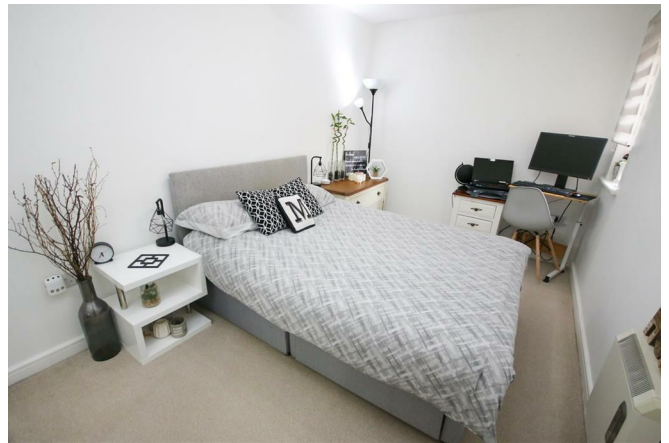


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Ground Floor

Approx. 60.8 sq. metres (654.1 sq. feet)



Total area: approx. 60.8 sq. metres (654.1 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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