

163 Barton Lane
Eccles
Manchester
M30 0HN

£1,200 Per Month



AVAILABLE NOW An attractive three double bedroom bay fronted terraced property. Offering well presented spacious accommodation of approx 965 sq ft plus outside storage and detached concrete sectional storage garage to the rear. Two separate reception rooms plus large breakfast kitchen. Well appointed bathroom. Enclosed rear garden. Unfurnished. Situated in a most convenient location within easy reach of local transport links, access to Trafford Park, Media City and Salford Quays. Walking distance to the Trafford Centre and local amenities. Must be viewed to be appreciated. Virtual Tour Available. Council Tax Band: B.

TO THE GROUND FLOOR

Vestibule

To:

Entrance Hall

With stairs off to the first floor rooms. Radiator.

Lounge

With a double glazed bay window to the front elevation. Laminate flooring. Radiator. Fitted meter cupboards. Feature fireplace with an attractive surround.

Dining Room

With a double glazed window to the rear. Radiator. Laminate flooring. Living flame gas fire set in feature fireplace. Door off to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporate a single drainer stainless steel sink unit with mixer tap. Electric hob with extractor canopy above and built in oven. Washing machine. Tiled flooring and Metro tiled splashbacks. Spotlighting. Radiator. Two double glazed windows to the side elevation and exit door to the side. Cupboard off where the Main combination gas central heating board is located.

TO THE FIRST FLOOR

Landing

With all first floor rooms off.

Bedroom (1)

With two double glazed windows to the front elevation. Radiator. Cast-iron fireplace.

Bedroom (2)

With a double glazed window to the rear. Radiator. Cast iron fireplace.

Bedroom (3)

Weather double glaze windows and rear. Radiator. Cast-iron fireplace.

Bathroom

With a white suite comprising tile panelled bath and low-level WC/vanity wash hand basin combined. Ladder radiator. Extractor fan spotlighting. Tiled areas. A shower is installed over the bath with an anti-splash screen fitted.

Outside

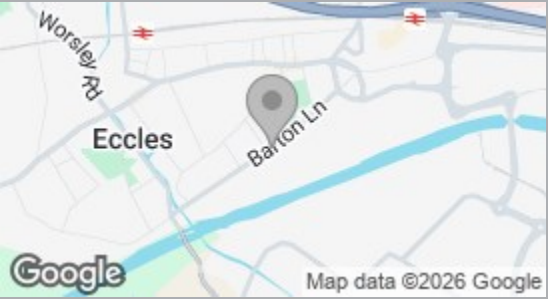
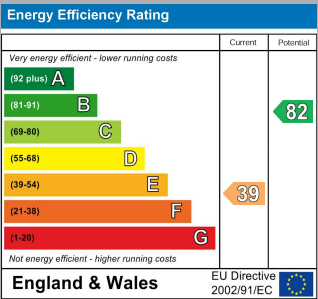
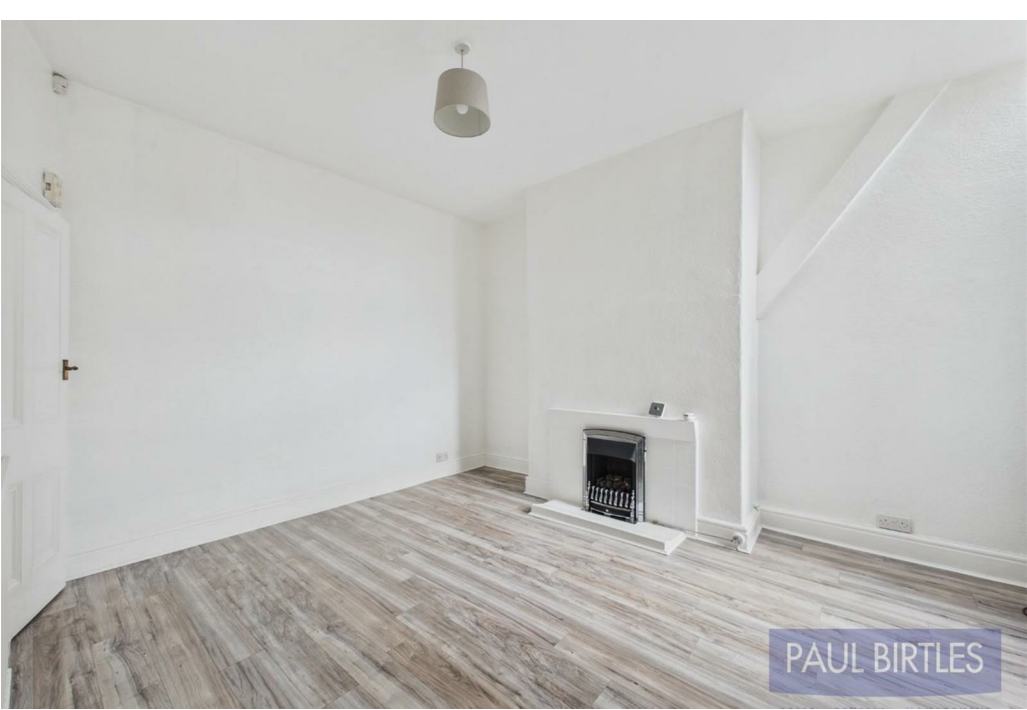
To the front is a forecourt area whilst to the rear is an enclosed garden with lawn and patio areas with detached concrete section storage garage. Additional outside storage.

Additional Information

Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. All applications subject to referencing.

A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

Tenant(s) income no less than monthly rent x 30 (£36,000)



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