



New Barton Street, Irlams o'th Height

Salford



£200,000

# New Barton Street

Salford

An immaculately presented, bay-fronted, two bedroom terraced property – located on the popular Irlams o' th Height! Benefitting from two generously sized double bedrooms and a large, four-piece bathroom!

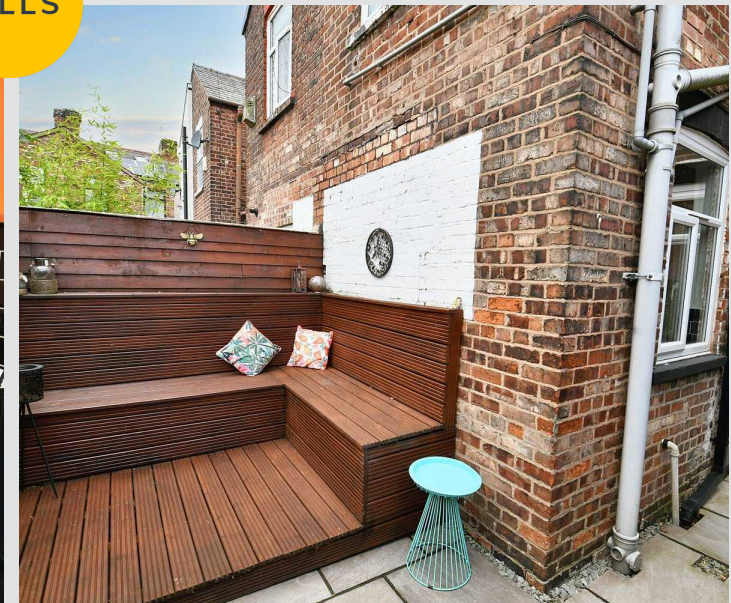
Council Tax band: A

Tenure: Freehold

- Bay-Fronted, Two Bedroom Terraced Property
- Located in the Popular Irlams o' th Height
- Spacious Lounge and Dining Rooms
- Modern Fitted Kitchen and a Large, Four-Piece Bathroom
- Two Generously-Sized Double Bedrooms
- Beautifully Presented Courtyard Garden to the Rear, Complete with a Decked Seating Area and Paving
- Ideal First Time Home or Investment
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



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### Entrance Hallway

A welcoming entrance hallway complete with a ceiling light point, wall mounted radiator and laminate flooring.

### Lounge

12' 3" x 10' 8" (3.74m x 3.24m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Dining Room

14' 2" x 13' 2" (4.32m x 4.01m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Kitchen

10' 2" x 8' 5" (3.09m x 2.57m)

Featuring complementary fitted units with space for a range cooker, washer and dishwasher. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with vinyl flooring.

### Landing

Complete with a ceiling light point, wall mounted radiator and carpet flooring.

### Bedroom One

14' 2" x 12' 3" (4.33m x 3.74m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

13' 3" x 9' 2" (4.03m x 2.80m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



### Bathroom

10' 2" x 8' 5" (3.09m x 2.57m)

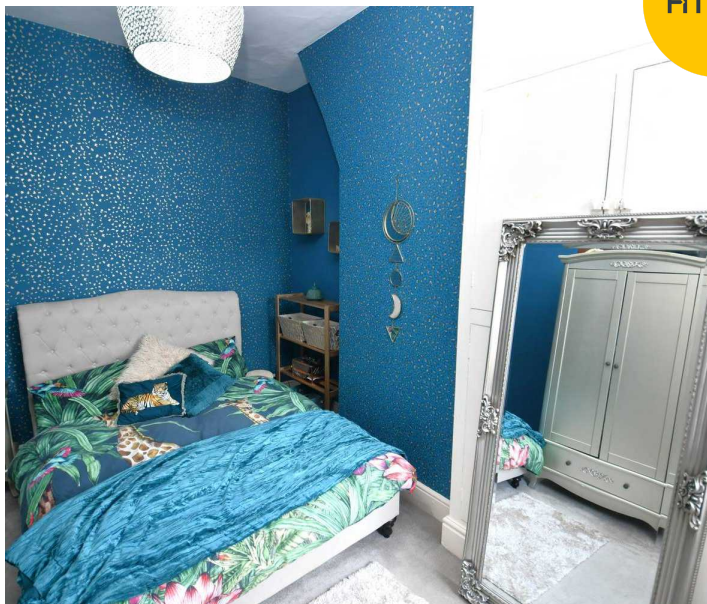
Featuring a four-piece suite including a bath, shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, two double glazed windows, tiled walls and vinyl flooring.

### External

To the rear of the property is a beautifully presented courtyard garden with paving and decked seating area.

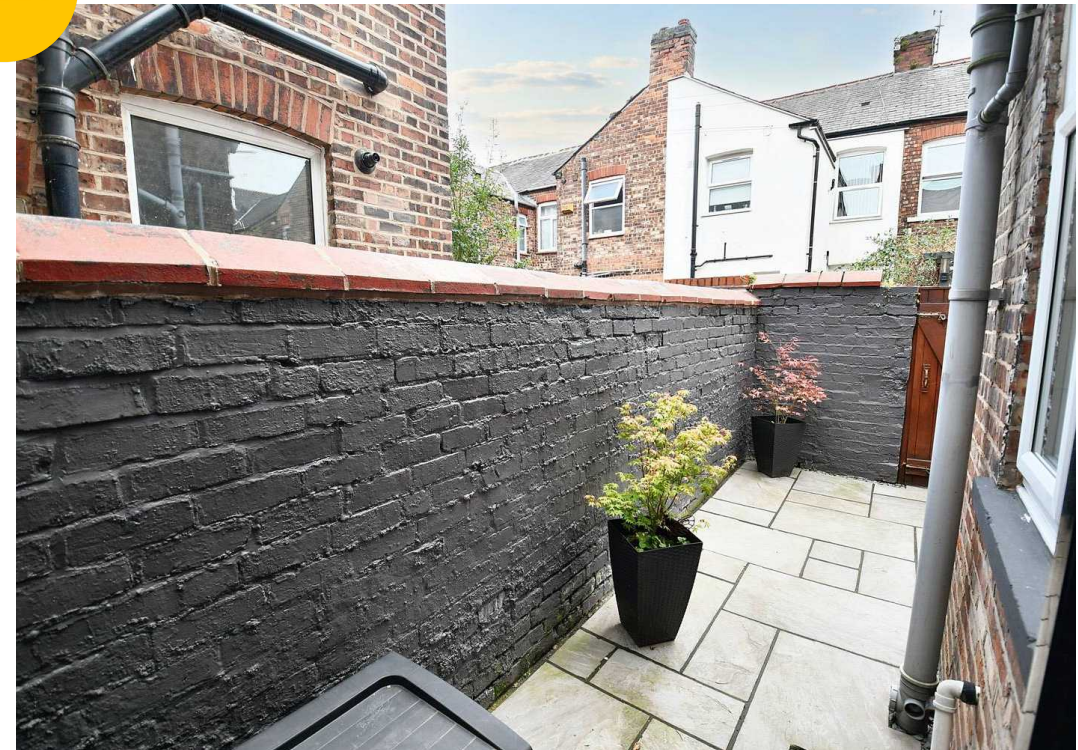


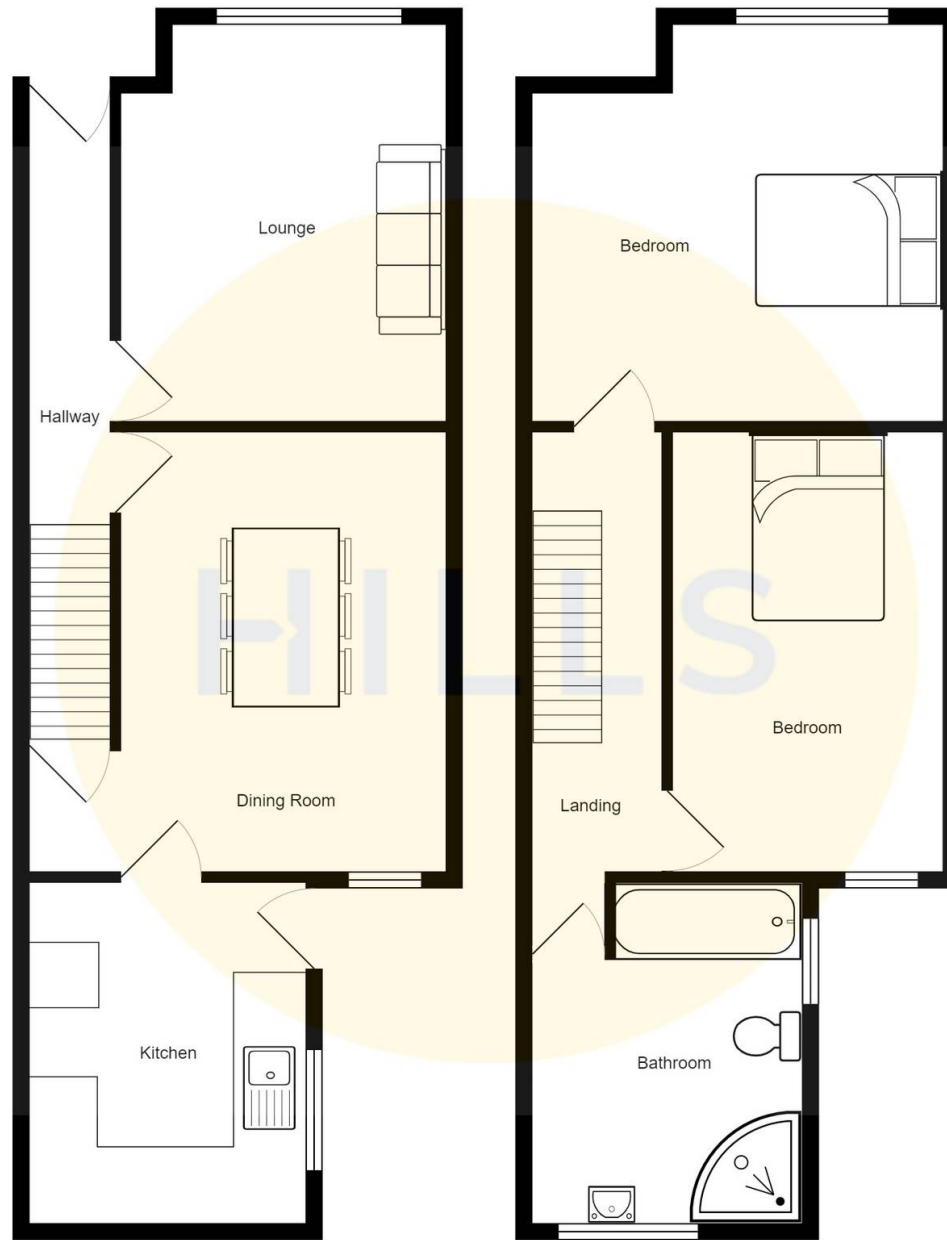
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