



HUNTERS®

HERE TO GET *you* THERE



Maranatha Court, Barton Road, Eccles, Manchester, M30 7QL Offers Over £120,000



Positioned in a sought-after location facing the tranquil Bridgewater Canal, this one-bedroom ground floor apartment has been fully renovated to an exceptional standard and offers a turnkey solution for buyers. Boasting a south-west facing position, this property is filled with natural light and perfectly combines modern convenience with stylish living.

The apartment features a spacious entrance hallway leading to a generously sized lounge and dining area. The brand-new kitchen comes complete with high-quality appliances, and the bathroom has been redesigned with a large thermostat-controlled shower, a pressurised hot water system for excellent flow and pressure, and a modern towel rail equipped with temperature and time controls.

Every detail of this home has been carefully considered, including energy-efficient ceramic core heaters with built-in timers and smart Wi-Fi controls, new luxury vinyl tile (LVT) flooring, new doors, and a recently updated consumer unit (fuse board). The property has been fully redecorated throughout to create a fresh and inviting atmosphere.

Additional features include secure intercom access, residents' permit parking, and a large car park at the rear with a dedicated space for the apartment. Well-maintained communal gardens enhance the overall appeal.

This apartment is perfect for first-time buyers or investors alike, with no onward chain for a smooth purchase process. Situated within walking distance of Eccles Town Centre and the Trafford Centre, it provides easy access to a wide range of amenities and excellent transport links to Salford Quays, Media City, and Manchester City Centre.

For those seeking a vibrant lifestyle, the Bridgewater Canal offers a direct walking route to Monton Village, renowned for its fine selection of bars and restaurants.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
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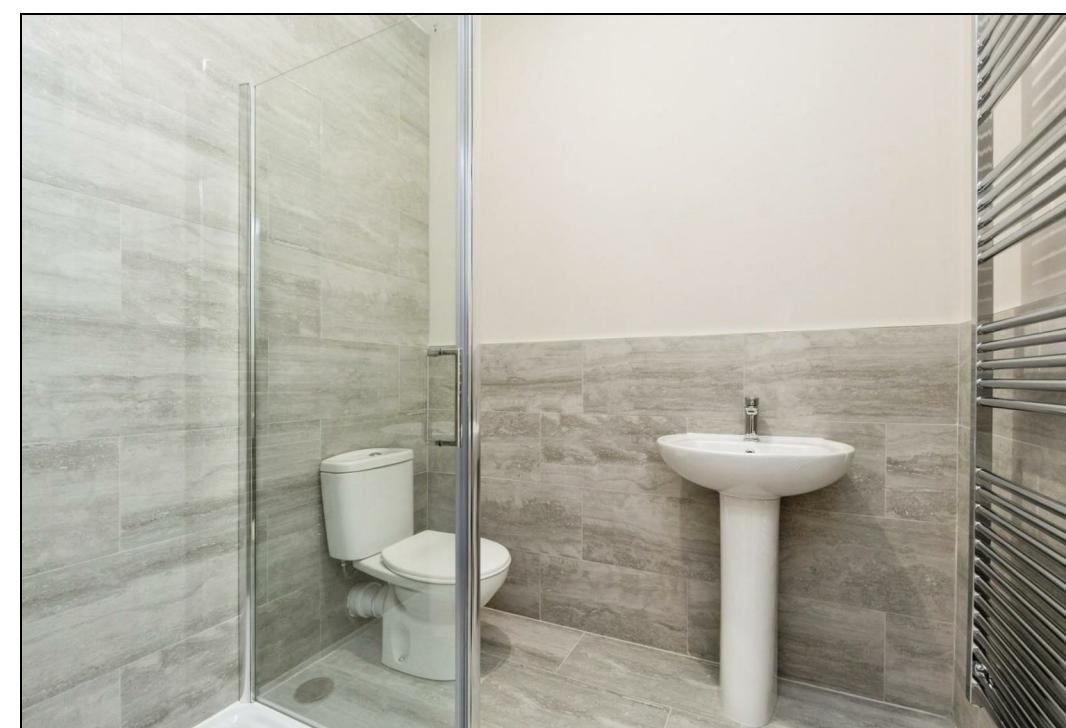
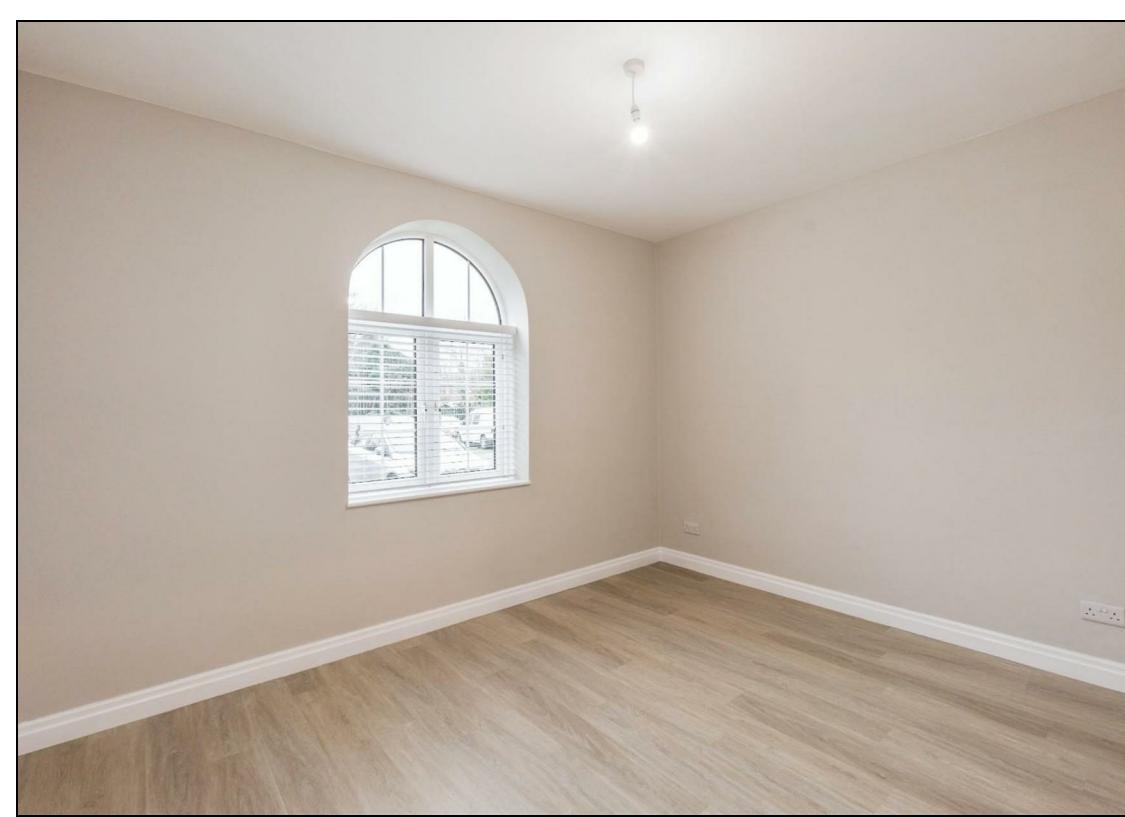
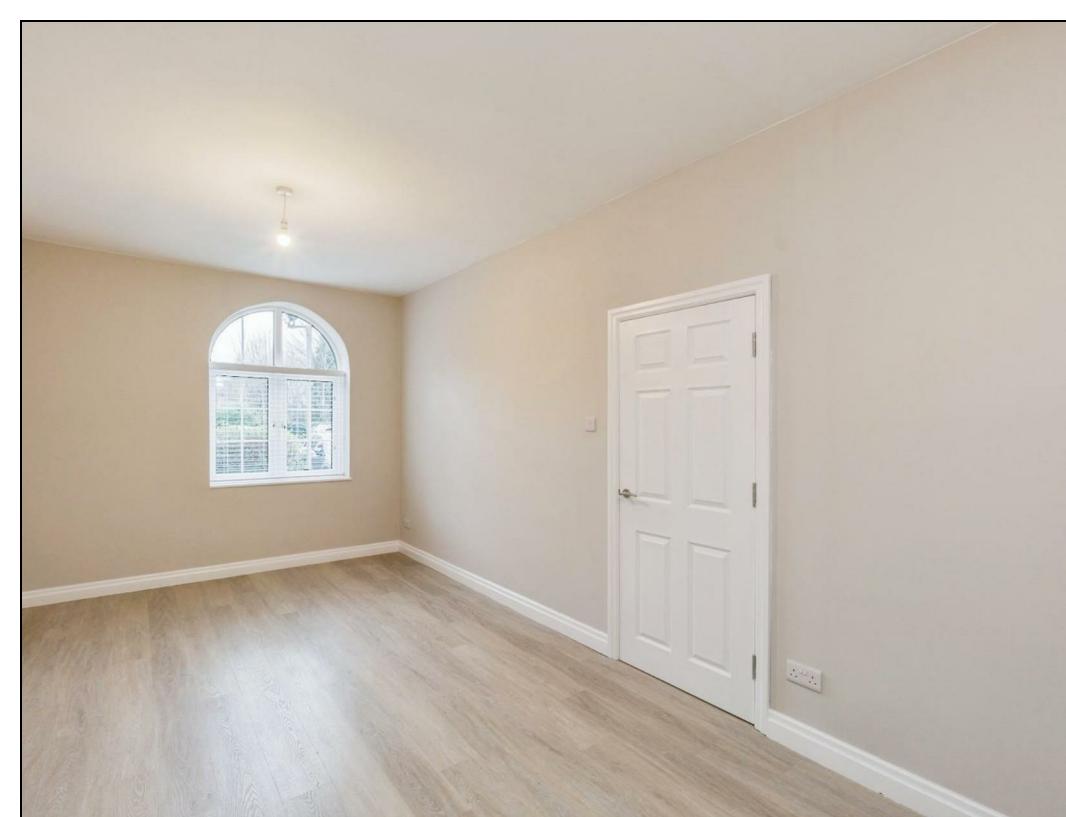


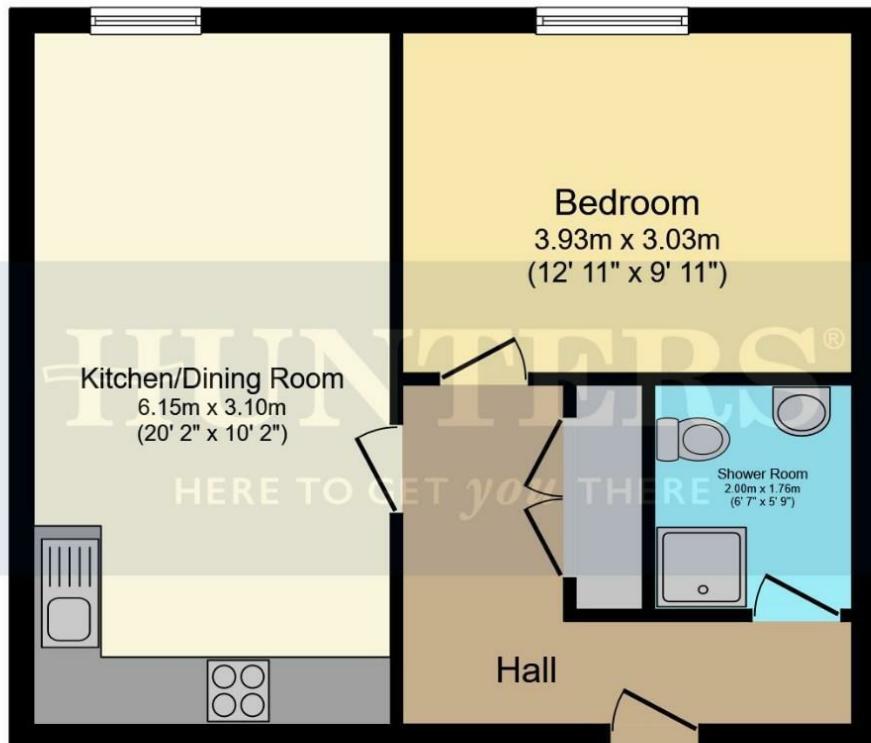
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KEY FEATURES

- ONE BEDROOMED APARTMENT
- REFURBISHED TO A VERY HIGH STANDARD
 - GROUND FLOOR
- WALKING DISTANCE TO TRAFFORD CENTRE
 - CANAL SIDE LOCATION
 - EPC RATING C
 - NEWLY FITTED KITCHEN
 - NEWLY FITTED BATHROOM
 - PERMIT PARKING INCLUDED
 - CLOSE TO MOTORWAY LINKS







Floor Plan
Floor area 47.04 sq.m. (506 sq.ft.)

TOTAL: 47.04 sq.m. (506 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating | | Environmental Impact (CO ₂) 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 | | | | |
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