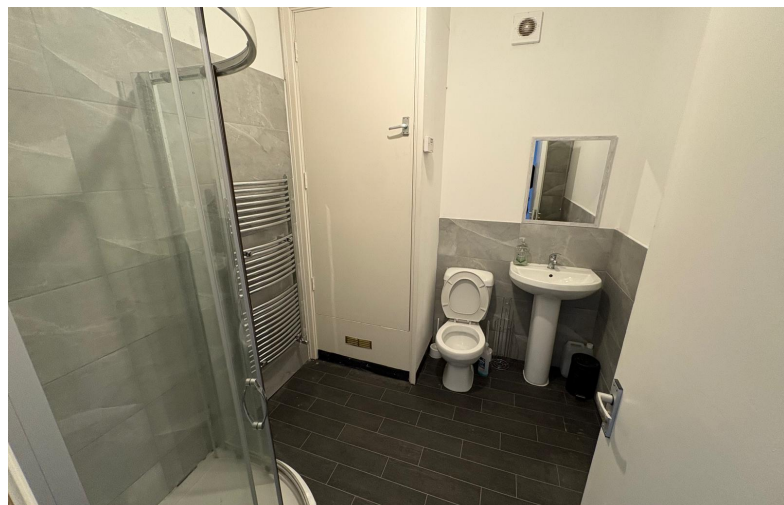




Chester Road, Flats 1 & 2 | Stretford | M32 0RN

EDWARD
mellor



TO BE SOLD BY ONLINE AUCTION ON 12TH NOVEMBER 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

Flats 1 & 2, 879 Chester Road, Stretford, M32 0RN.

Substantial semi-detached house in two huge apartments. Ground floor – Flat 1 has a large open plan living space and kitchen, three bedrooms and bathroom. Second floor – Flat 2 has a large open plan living space and kitchen, four bedrooms and bathroom. Basement with three chambers. Driveway leading to the rear which offers potential for parking. Both flats have separate gas central heating and double glazing and offer vacant possession. Given its proximity to Old Trafford Football Stadium, Old Trafford Cricket Ground and Manchester City Centre, the property would make an ideal Airbnb.

**** VIRTUAL VIEWING AVAILABLE ****

Additional Information

Here are two similar sales taken from Land Registry which have sold close by that highlight the potential as 879 Chester Road is TWO flats; one being a FOUR BEDROOM AND THE OTHER A THREE BEDROOM:

Apartment 13, 28, Enriqueta Rylands Close, M32 0GW sold for 31/03/2025 for £245,000 Flat 2 beds

Flat 8, Wansbeck Lodge, Wansbeck Close, M32 8PZ sold on 24/01/2025 for £240,000 Flat 2 beds

Ideally located close to Stretford Mall with its ever-popular food court and bars it also offers excellent transport links into Manchester, Media City and the Trafford Centre. The M60 is only a couple of minutes drive away with links to the whole of the North West. Tenant ready property rental values in the area are in the region of £1100 per month for a two bedroom and £1300 per month for a three bedroom. EPC ratings are both C.

Auction consultant dealing with this property

Millie Whyers-Cropper

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

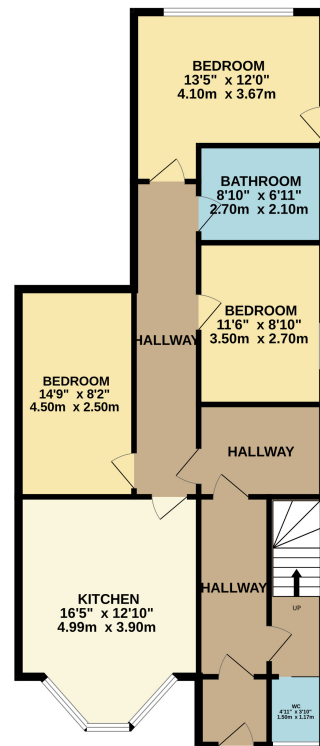
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



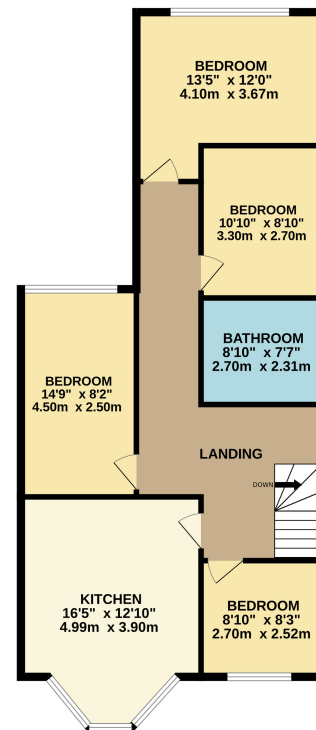
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR
883 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 1810 sq.ft. (168.2 sq.m.) approx.

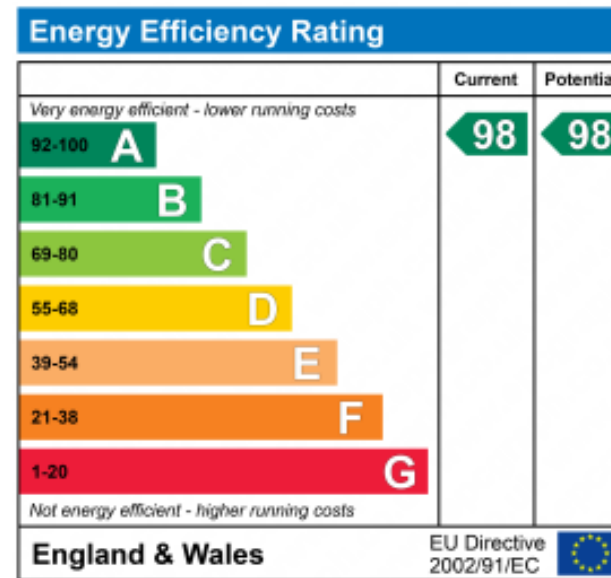
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metapix 12/2025

www.edwardmellor.co.uk

Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 878 Years

EPC Rating



Mellor House, 65-81 St Petersgate, SK1 1DS
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E: auction@edwardmellor.co.uk



The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.