



154 Market Street, Atherton

Guide Price £110,000

**Miller Metcalfe**  
*Every step of the way*

# 154 Market Street

Atherton, Manchester

• For Sale by Modern Auction • Subject to Reserve Price & Reservation Fee.

Offered to the market with the significant advantage of no onward chain, this well presented two bedroom mid terrace property represents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation briefly comprises an entrance vestibule leading into a comfortable sitting room, providing a welcoming living space. To the rear, a spacious kitchen/diner offers ample room for both cooking and dining, with a door providing direct access to the enclosed rear garden ideal for outdoor relaxation or entertaining.

To the first floor, the property features two well proportioned bedrooms along with a family bathroom, all arranged to maximise space and functionality.

Conveniently located within easy reach of local amenities, transport links, and schools, this property combines practical living with strong potential.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

## Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period.

Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding.

The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT

This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for

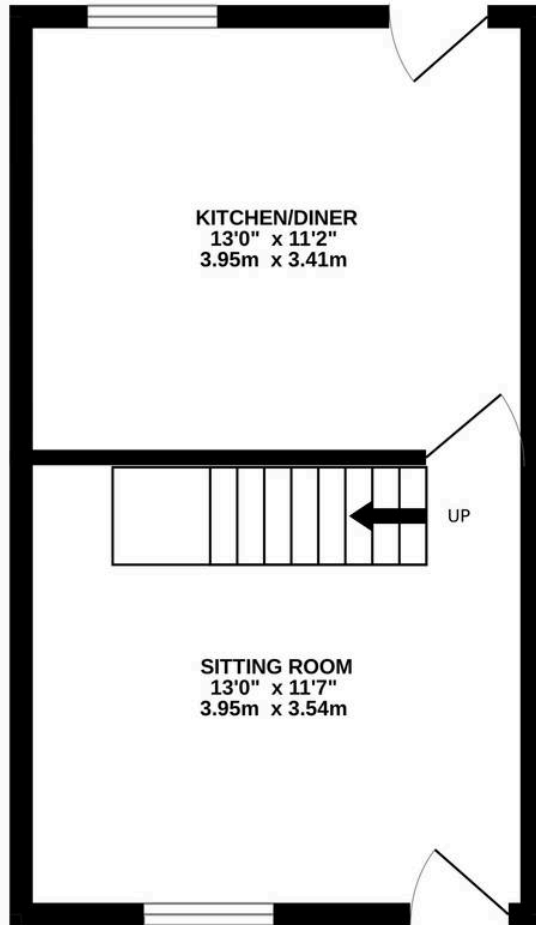




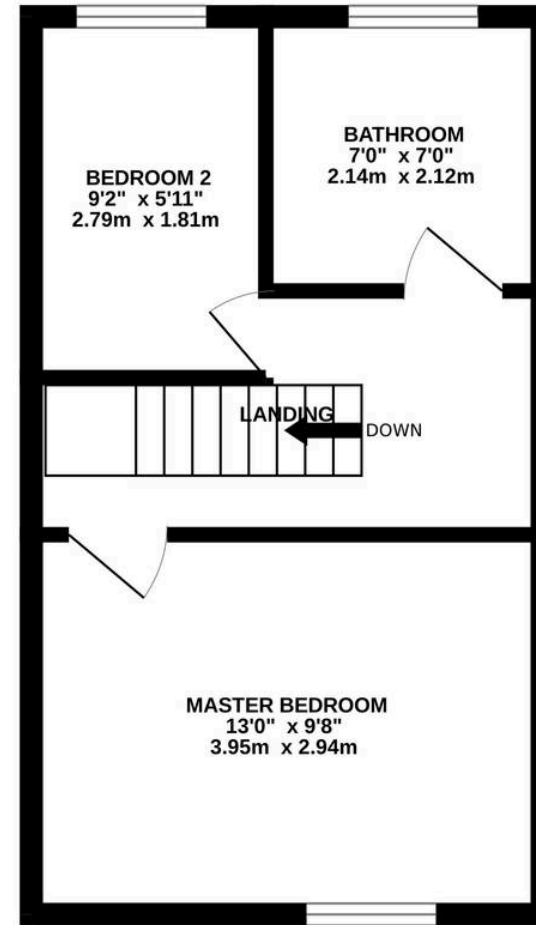




GROUND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.

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## Tyldesley

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