



49 Mellor Street, Eccles

Guide Price £1,350,000

Miller Metcalfe
Every step of the way

49 Mellor Street

Eccles, Manchester

*** For sale by Modern Method of Auction: Starting Bid Price £135,000 plus Reservation Fee ***

*** No Chain Involved - T WO Bedrooms, Lounge and Dining Kitchen, Three Piece Shower Room, Private Gardens and Ample Gated Driveway Parking, Situated within a Popular and Highly Convenient Location, Early Viewing Strongly Advised ***

Situated upon a development of similar homes in the popular area of Eccles in Manchester, this property offers well-proportioned and versatile living space that must be seen in person to be fully appreciated.

The accommodation comprises an entrance hall, superb bay fronted lounge with feature fire place and log burning stove and a modern fitted dining kitchen to the ground floor. On the first floor a landing, two good sized bedrooms plus a modern three piece shower room completes the internal living space. Outside the property is garden fronted with a gated driveway that provides ample off road parking. The rear gardens are private, offering excellent space for relaxing, children's play and al-fresco entertaining.

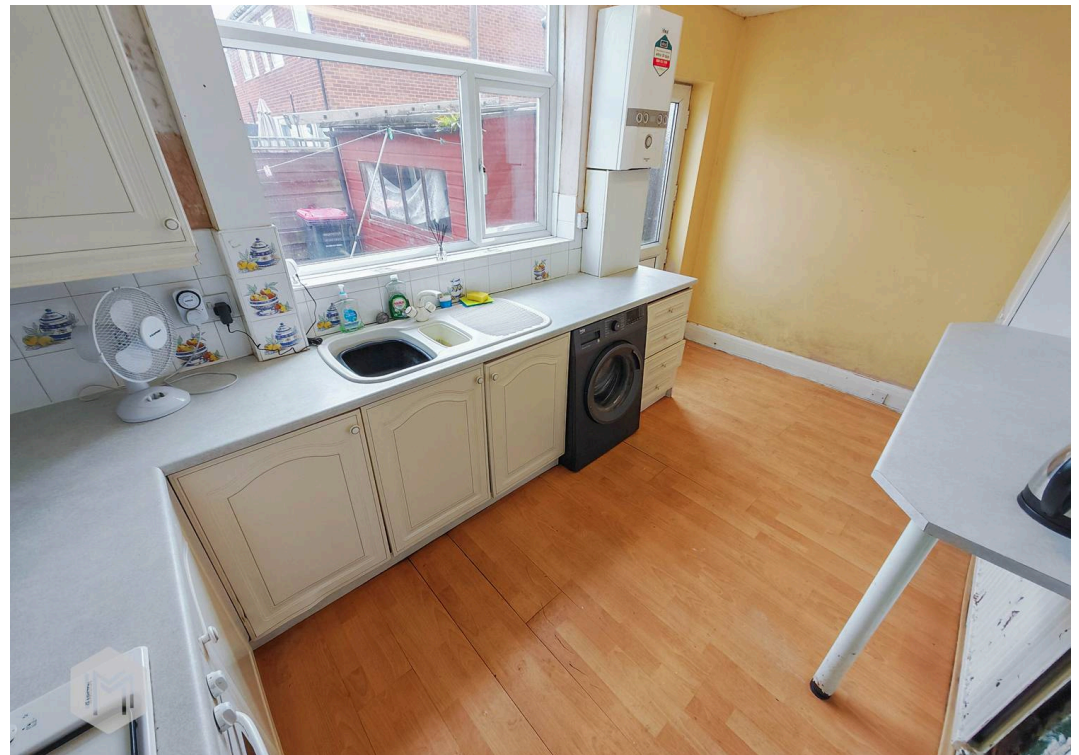
The location is within easy access to the many local shops and amenities including the Trafford Centre which is only a short drive away and is well placed for highly renowned schooling. It is also ideal for access to major transport links including Walkden railway station, making it ideal for those looking to commute into Manchester city centre, Salford Quays and across the North West.

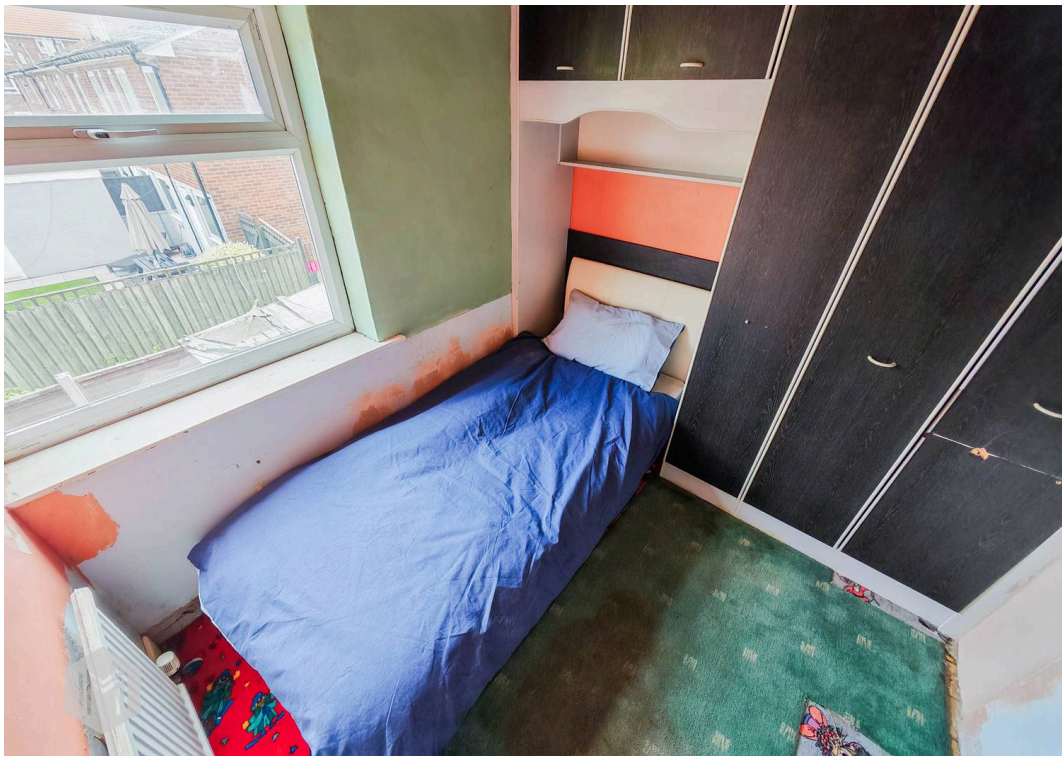
Although requiring some modernisation, this property offers excellent potential for further improvement. Rarely do homes of this type remain on the market for long, especially at such an attractive price and with the added benefit of No Chain. As such, an early internal viewing is strongly advised to avoid disappointment.

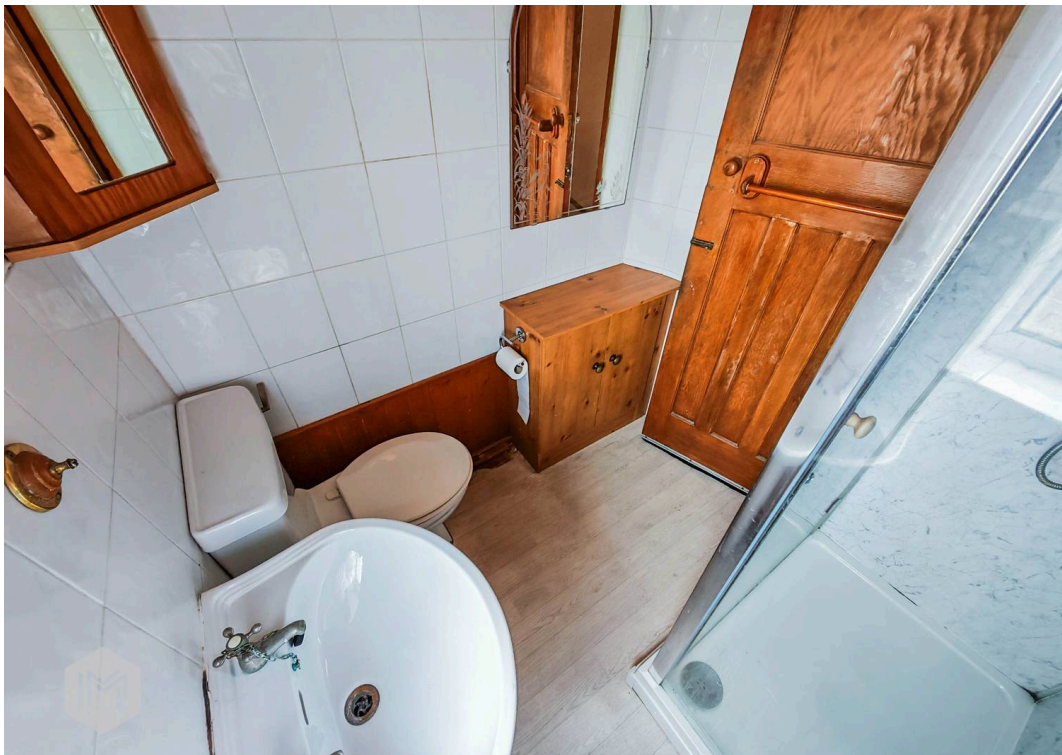
Auction Terms

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

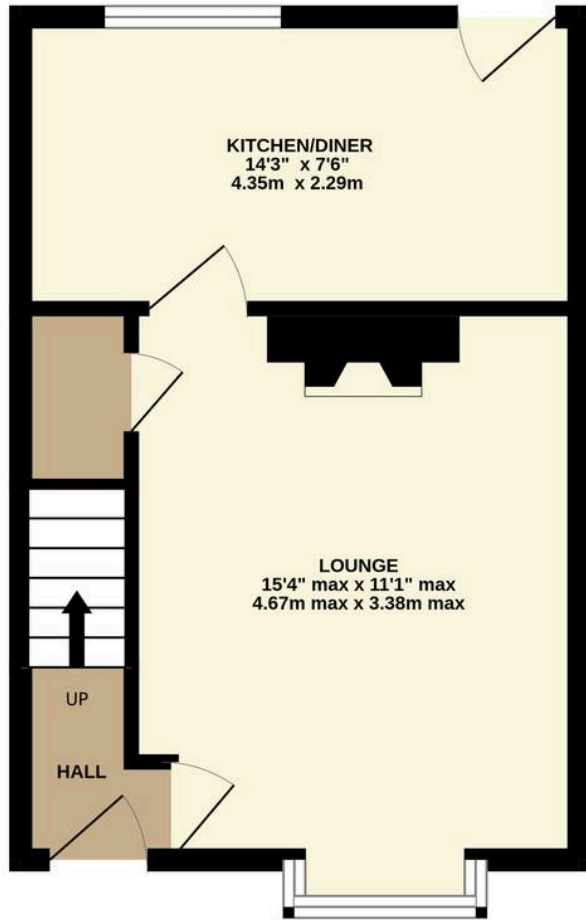




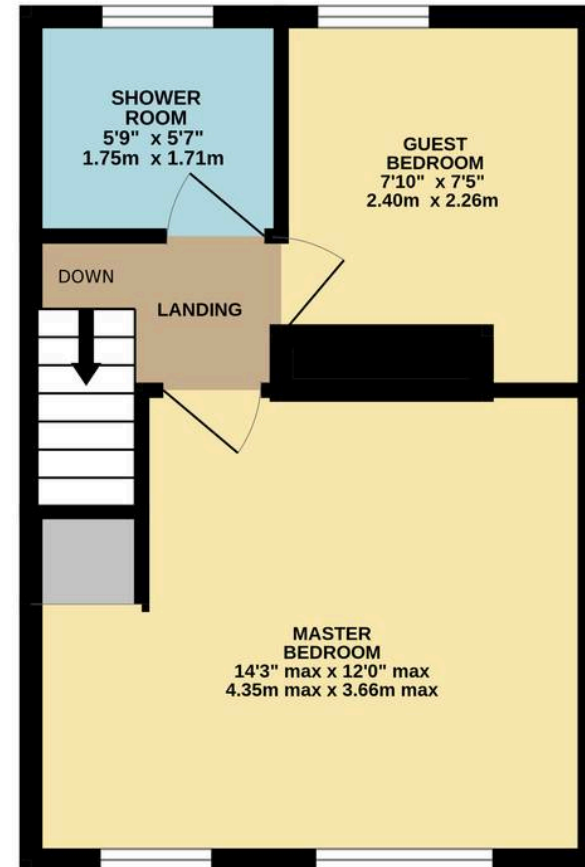




GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.2 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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