



## Albert Park Lodge, Grecian Street

Guide Price £325,000

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

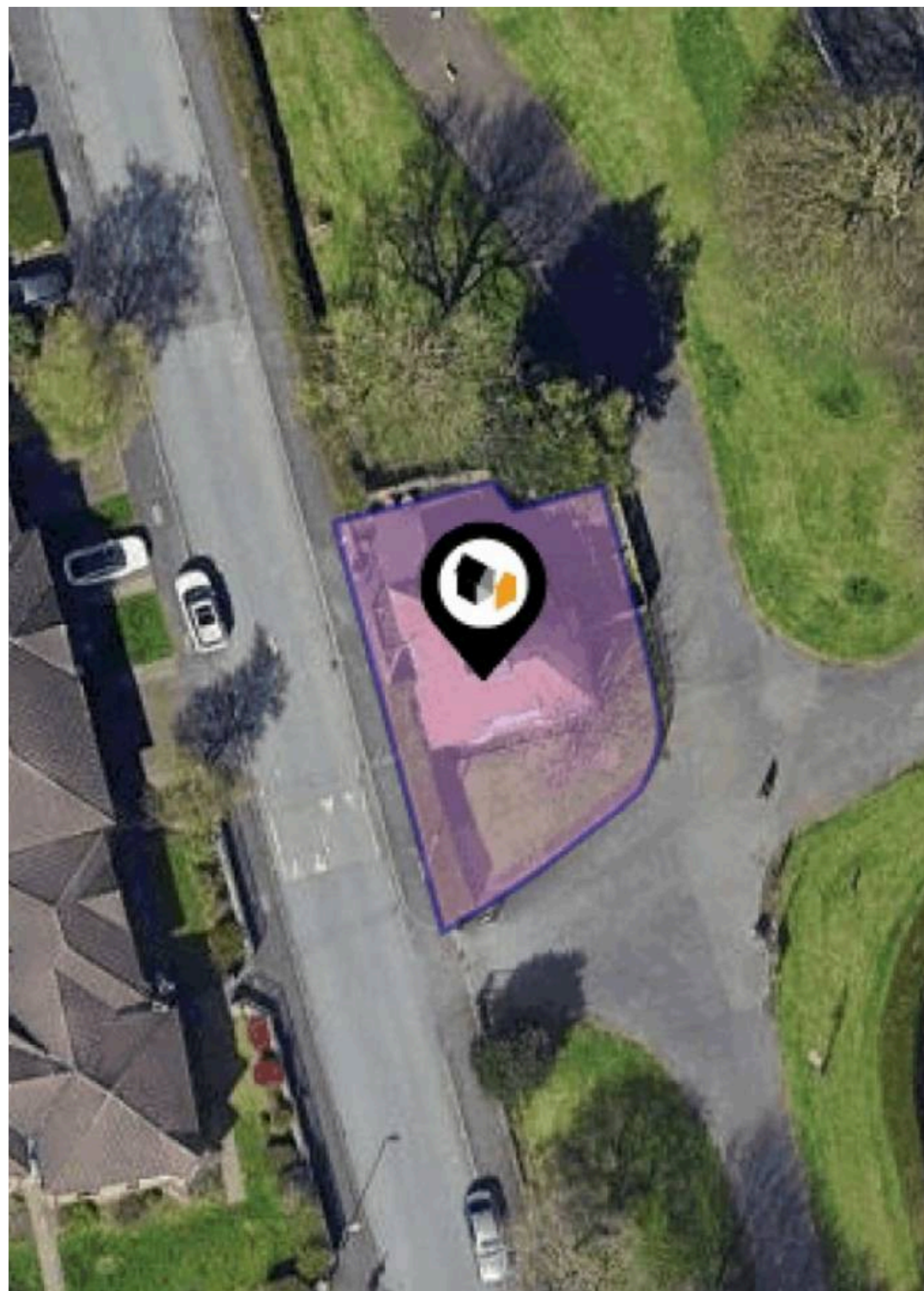
# Albert Park Lodge

Grecian Street, Salford

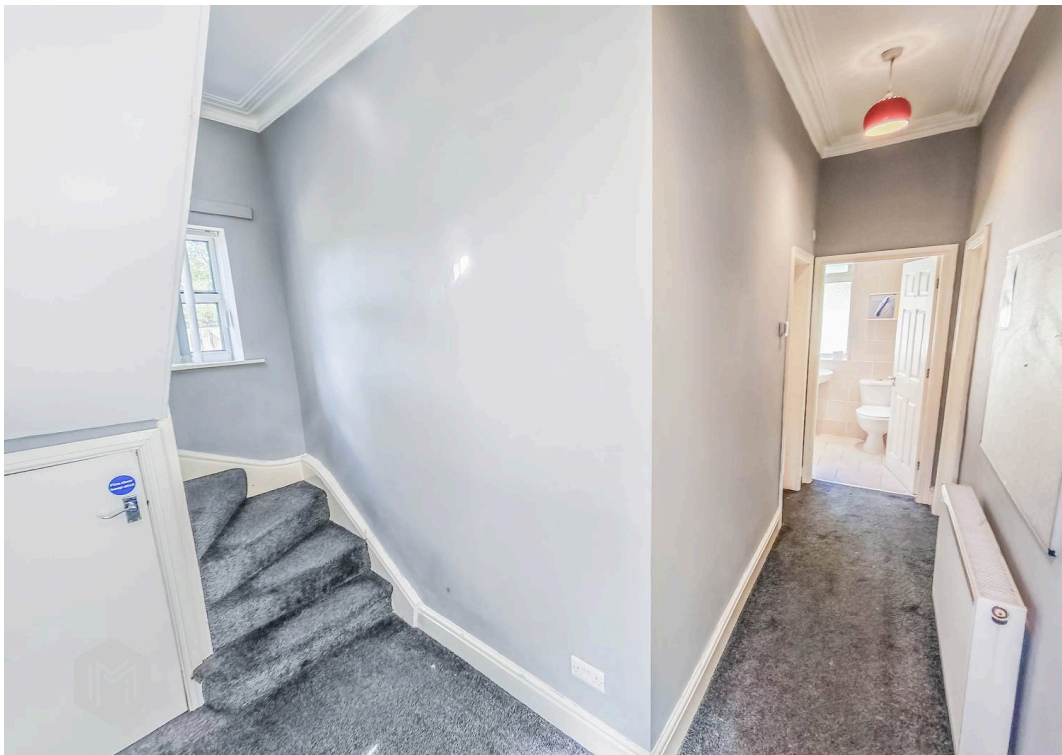
\* For sale by Modern Method of Auction: Starting Bid Price £325,000 plus Reservation Fee \*

- No Chain Involved - Excellent Investment Opportunity - Superb Deceptively Spacious Detached House Which is Currently Licences as a HMO, Generous Accommodation with Four Good Sized Double Bedrooms (One of the Bedrooms with its Own En-Suite Shower Room), Sizable Communal Reception Room, Modern Fitted Kitchen With Appliances, Modern Three Piece Principle Bathroom, Gated Driveway with Generous Driveway Parking and Enclosed Gardens, Located Within a Popular and Highly Convenient Area, Early Viewing Strong Advised to Avoid Disappointment \*

• This is a superb opportunity to purchase a fantastic property that is currently licenced as a House of Multiple Occupancy (HMO) providing a superb return making it an excellent investment opportunity. This wonderful property however could be utilised as a splendid family home if required, being situated backing onto the wonderful green spaces of Albert Park. offers exceptionally well-proportioned and versatile living space which comprises an inviting entrance hall, superb bay fronted lounge, a modern fitted kitchen, one good sized double bedroom and a modern three piece principle bathroom to the ground floor. On the first floor a landing, three further good sized double bedrooms (one of which features its own modern three piece en-suite shower room) can be found which completes the internal living space. Outside a gated driveway offers ample off road parking whilst there are enclosed gardens that offer exterior space for relaxing. Situated within the ever popular area of Salford in Manchester, the property sits within easy access to a host of amenities and is well placed for major transport links making it ideal for commuting into Manchester city centre, Salford Quays and across the North West. Rarely do homes of this type - come to the market and never tend to be available to buy for long, especially at such an attractive price. With the added benefit of No Chain, an early viewing is strongly advised to avoid disappointment.



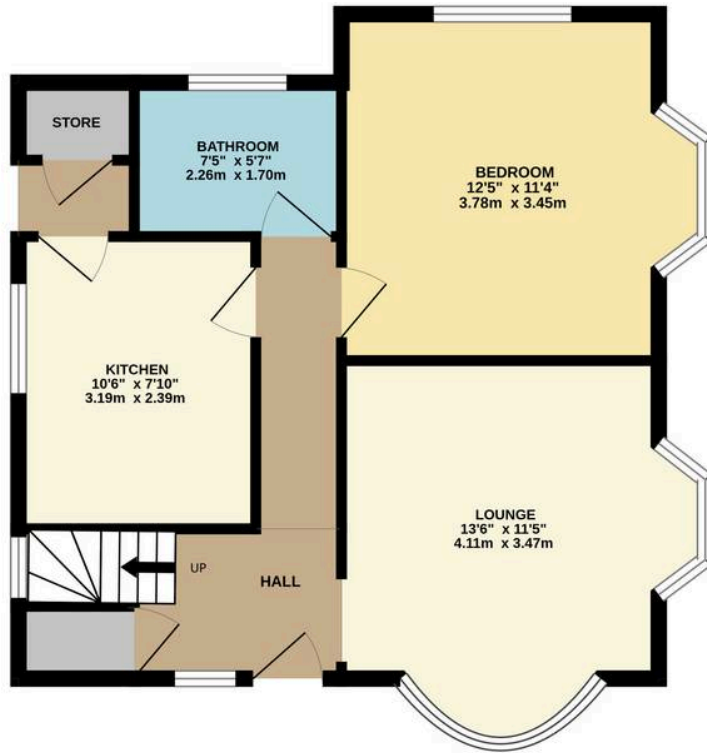




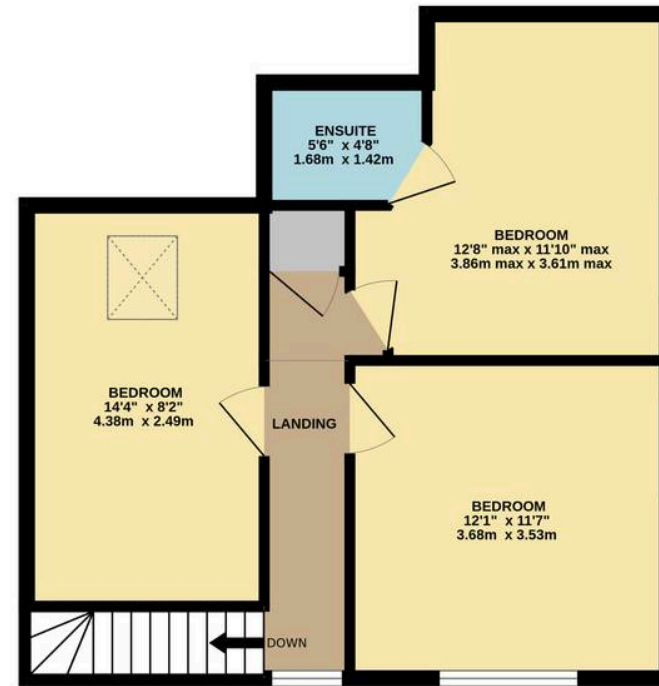




GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.5 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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