



**THE TASTE BAR** FISH & CHIPS • ORIENTAL HOT FOOD  
TO TAKEAWAY ☎ 0161 788 9988

Trafford Road, Eccles

Manchester



Guide Price £190,000

# Trafford Road

Eccles, Manchester

Unique opportunity to acquire a versatile property via Modern Method of Auction. Featuring a chip shop on the ground floor and a contemporary duplex apartment above. New boiler and electrical updates. Ideal for investors or business owners looking for multiple revenue streams in a strategic location. Contact us to view this promising investment.

Council Tax band: A

Tenure: Freehold

- \*\*\* To Be Bought via the Modern Method of Auction \*\*\*
- Fantastic Investment Opportunity with Freehold Title
- Potential to Achieve approx £1900 PCM
- Chip Shop to Ground Floor with Front & Rear Entrances
- Approx 38ft Food Preparation Area
- Two Bed Fully Renovated, Duplex Apartment with Private Access
- New Boiler & Gas Central Heating System Installed in 2023
- New Consumer Unit Installed 2022



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### Shop Area

13' 1" x 5' 4" (3.99m x 1.63m)

Featuring a seating area and new consumer unit installed 2022. Complete with ceiling spotlights, three single glazed window and wall mounted radiator. Fitted with a hardwood door and tiled flooring.

### Prep Area

34' 4" x 12' 8" (10.46m x 3.86m)

Complete with a ceiling light point, two hand wash basins and wall mounted radiator. Fitted with tiled walls and flooring.

### Handwash

6' 1" x 2' 7" (1.85m x 0.79m)

Complete with a ceiling light point, single glazed window and tiled flooring. Fitted with tiled flooring.

### Toilet

Complete with a ceiling light point, single glazed window and W.C. Fitted with tiled flooring.

### Entrance Hallway

Entered via a hardwood front door. Complete with a ceiling light point, wall mounted radiator and laminate flooring.

### Lounge

12' 6" x 10' 5" (3.81m x 3.18m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with a storage cupboard and laminate flooring.

### Kitchen

6' 8" x 6' 3" (2.03m x 1.91m)

Featuring complementary wall and base units with glass splashback, electric hob and oven. Space for a fridge freezer and washer. Complete with a ceiling light point, wall mounted radiator and laminate flooring.



### **Bathroom**

5' 7" x 7' 1" (1.70m x 2.16m)

Featuring a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with laminate flooring. New boiler.

### **Bedroom One**

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

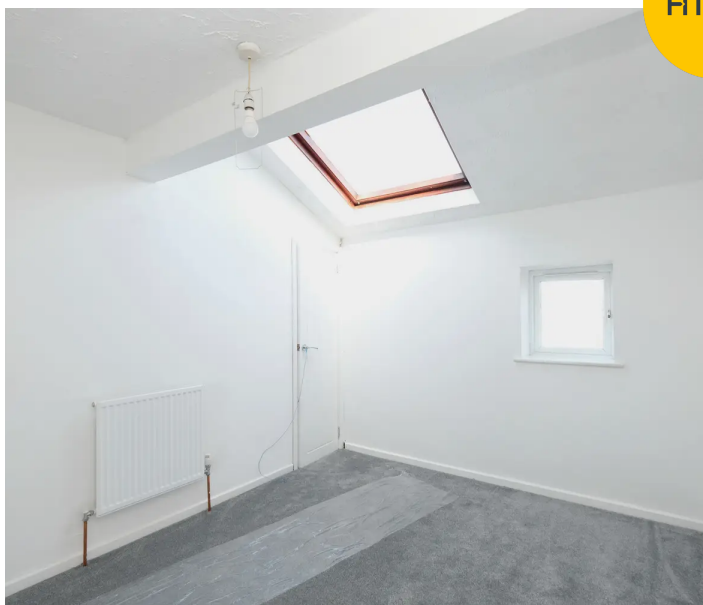
### **Bedroom Two**

11' 0" x 8' 9" (3.35m x 2.67m)

Complete with a double glazed Velux window, wall mounted radiator and storage cupboard. Fitted with carpet flooring.

### **External**

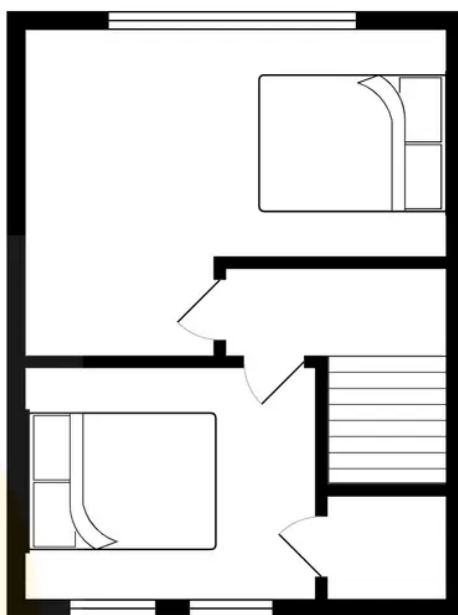
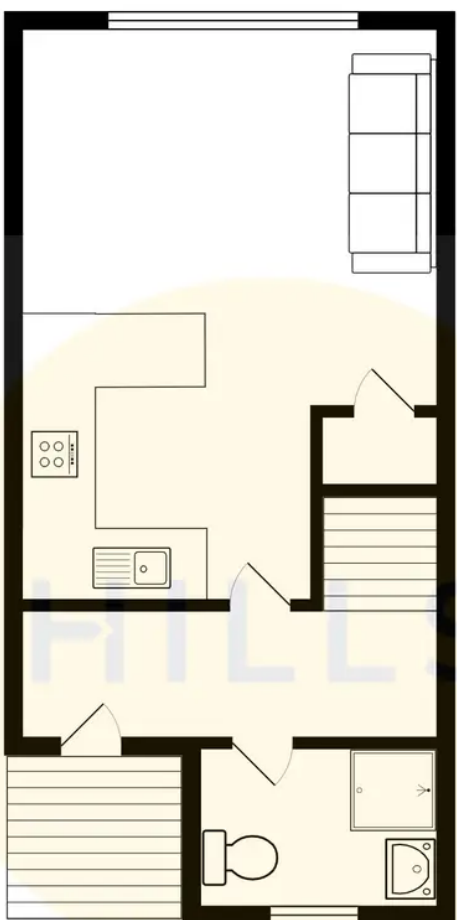
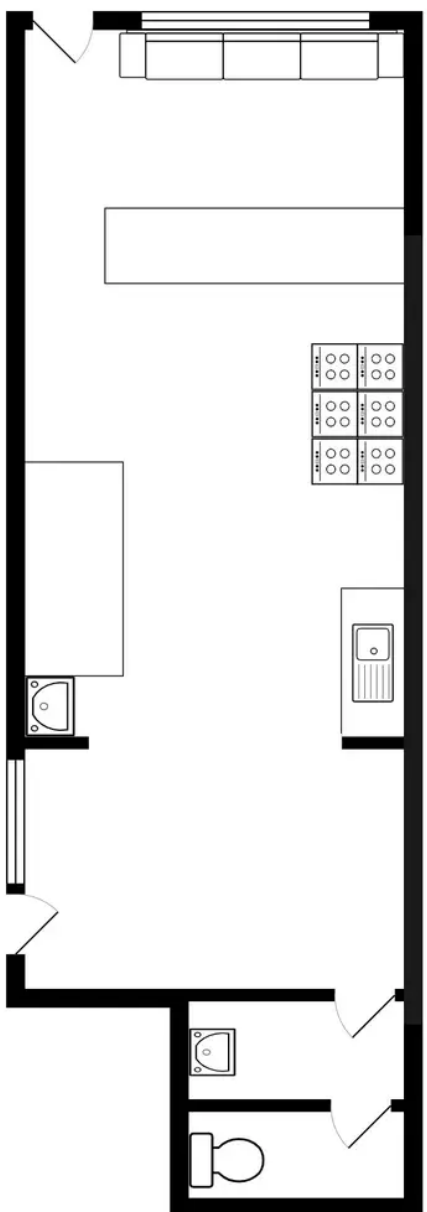
To the rear of the property is a concrete yard featuring a shed with wall light point installed in 2023. Rear gated access to residents parking.





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