

**SALES - CONVENYANCING**  
**LETTINGS - PROPERTY MANAGEMENT**  
**PROPERTY SOURCING - MAINTENANCE**  
**MORTGAGES**



## 5 The Polygon , Eccles, M30 0DS

Murphy Waldron present **FOR SALE** this fantastic opportunity!

Welcome to this stunning Victorian Semi Detached property located in the charming area of The Polygon, Eccles. This characterful property presents a rare and fantastic investment opportunity that is not to be missed.

**Auction Guide £550,000**

# 5 The Polygon , Eccles, M30 0DS



- Immediate 'exchange of contracts' available
- Victorian Semi-Detached Property with parking
- Solar Panels
- Sold via 'Secure Sale'
- No Chain
- Heat Pump Boiler
- 5 x 1 bed Self Contained Apartments
- Freehold

Boasting a total of five one-bedroom self-contained apartments, this property offers a unique setup that is fully let, ensuring immediate returns on your investment. Each apartment features a spacious lounge, a separate kitchen, a double bedroom, and a private bathroom, providing comfortable living spaces for tenants.

The property's Victorian charm is evident throughout, with period features adding to its character and appeal. The basement with four chambers offers additional space and potential for various uses, making it a versatile asset to the property.

Recent upgrades including a new fire alarm system, updated electrics, installation of solar panels with a heat pump boiler, and energy-saving electric storage heaters ensure that the property is not only compliant but also energy-efficient, reducing maintenance costs and environmental impact.

Convenience is key with off-road parking available, a separate entrance for the rear apartment, and a rear garden dedicated to apartment one, providing outdoor space for relaxation or entertainment.

Generating an annual revenue of £30,500, this property is a lucrative investment opportunity that promises both financial stability and growth potential. For further enquiries or to arrange a viewing, please contact [sales@murphy-waldron.com](mailto:sales@murphy-waldron.com) or call 0161 787 9195.

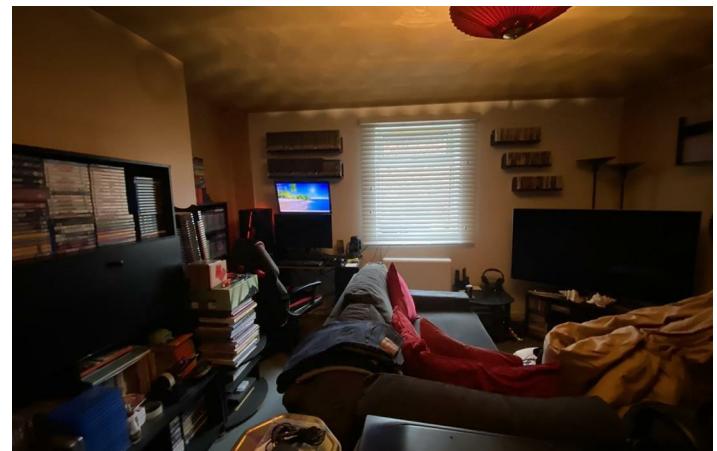
Pattinson Auction are working in Partnership with Murphy Waldron Estates on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment

[Directions](#)



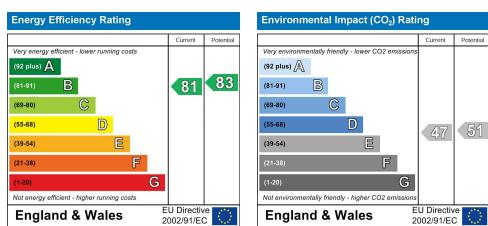


Tel: 0161 787 9195

## Floor Plan



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.