



52a Liverpool Road

Eccles, Manchester, M30 0WA

AVAILABLE NOW Park Lane Estate Agents are pleased to offer To Let this spacious, first-floor, two-bedroom flat on Liverpool Road. The property is perfectly positioned for access to a wealth of amenities, including both Eccles and Patricroft train stations, shops, restaurants, schools, parks and is located above commercial premises. The flat is uPVC double-glazed throughout and warmed by gas central heating. The internal accommodation comprises an entrance hallway located on the ground floor, stairs to the first floor landing, lounge, kitchen diner, bathroom, master bedroom and second bedroom. Contact us now to arrange your viewing!

£950 Per Calendar Month

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- AVAILABLE NOW
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- TWO BEDROOM FLAT LOCATED ABOVE COMMERCIAL PREMISES
- ENTRANCE HALLWAY ON THE GROUND FLOOR
- PERFECTLY POSITIONED FOR ACCESS TO A WEALTH OF AMENITIES
- SIZEABLE KITCHEN DINER



[Directions](#)



Floor Plan

GROUND FLOOR
101 sq.ft. (9.4 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TWO BEDROOM FLAT

TOTAL FLOOR AREA : 681 sq.ft. (63.3 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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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(11-20) F
(11-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC