Thursday 9th February 2012
Registration from 1.00pm
Auction start time 2.00pm

ADDITIONAL LOTS

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The Point
Lancashire County Cricket Club
Talbot Road, Old Trafford, Manchester M16 0PX

Lot 53

Flat 9, 219 Upper Chorlton Road, Whalley Range, Manchester, M16 0DE

One bedroom self contained flat close to Chorlton Cum Hardy and both Old Trafford Football and Lancashire Cricket Clubs

Directions	Upper Chorlton Road (B5218) just off the junction with Seymour Grove and Manchester Road (B5217)	
Accomodation	Located to the rear of building	
	Ground Floor:	Small hallway, lounge, kitchen, bedroom and bathroom
	Exterior:	Communal parking areas to front, communal lawn garden to rear
Note	The property has a recently installed combi-boiler	
Possession	Vacant	
Viewing	Auction Department 0161 443 4740	

Guide Price: £50,000 - £60,000

IMPORTANT NOTICE

It is a CRIMINAL OFFENCE to knowingly draw a cheque on an invalid bank account or where there will be insufficient funds to honour it. We reserve the right to give details of any unpaid cheque to the POLICE.

Proof of ID will be required on all successful purchases - photographic identification & proof of address.

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65-81 St Petersgate
Stockport SK1 1DS

Telephone: 0161 443 4740
Fax: 0161 480 8280

Catalogue Hotline: 09067 301010
(Calls cost £1 per minute and should take no longer than 1 minute)

email: auction@edwardmellor.co.uk
website: www.edwardmellor.co.uk

Openwork

ARLA Association of Residential Letting Agents

NAEA National Association of Estate Agents

The Property Ombudsman