

Tuesday 13th March 2012
Registration from 1.00pm
Auction start time 2.00pm

ADDITIONAL LOTS

EDWARD
mellor
auction

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

Today's start time is 2:00pm

Lot 81



54 Kennedy Road, Salford, M5 5FT

Three bedroom end terrace

Directions Kennedy Road leads off Willows Road which is directly off Weaste Lane (B5228)

Accommodation *Ground Floor:* Hall, lounge, dining room, breakfast kitchen with built in oven and hob

First Floor: Three bedrooms, bathroom

Exterior: Small yard to side. Garage to rear.

Note The property has central heating and double glazing

Possession Vacant

Viewing Auction Department 0161 443 4740

Guide Price: £60,000

you MUST read the notices to prospective buyers!

89 Meech Street, Openshaw, Manchester, M11 2JJ

Two bedroom terrace in need of renovation

Directions Meech Street is accessed by turning off Ashton Old Road (A653) along Victoria Street near to Matalan

Accommodation

Ground Floor: Living room, dining kitchen

First Floor: Two bedrooms, bathroom

Exterior: Pavement fronted, rear yard

Note The property requires modernisation and is being sold as a repossession

Possession Vacant

Viewing Auction Department 0161 443 4740

Guide Price: £22,500

Lot 82



20 Shayfield Drive, Wythenshawe, Manchester, M22 8FA

Three bedroom semi detached investment property

Directions Shayfield Drive off Woodhouse Lane off Brownley Road close to Motorway junction of M56 (J2)

Accommodation

Ground Floor: Hallway, through lounge, bathroom, kitchen

First Floor: Two bedrooms

Exterior: Gardens front and rear, driveway

Note The property has central heating

Possession Tenanted on an AST for 24 months from 6/9/2010 at £522.50 pcm rent has increased to £550.00 pcm

Viewing External viewing only - the tenant must not be disturbed

Guide Price: £50,000 - £60,000

Lot 83



email: auction@edwardmellor.co.uk

0161 443 4740

Today's start time is 2:00pm

Lot 84



168 Oswald Road, Chorlton Cum Hardy, Manchester, M21 9GJ

Extended three bedroom end terraced house

Directions Oswald Road leads off Cheltenham Road, which in turn leads directly off Manchester Road (B5217)

Accommodation (not inspected)

<i>Ground Floor:</i>	Three reception rooms, separate kitchen
<i>First Floor:</i>	Three bedrooms, bathroom
<i>Exterior:</i>	Large rear yard with space for parking

Notes The property has central heating and double glazing

Possession Awaiting sight of tenancy - please refer to the legal pack

Viewing Auction Department 0161 443 4740

Guide Price: £175,000+

Property Services:

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EDWARD mellor auction

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

