

Wednesday 2nd May 2012
Registration from 1.00pm
Auction start time 2.00pm

ADDITIONAL LOTS

EDWARD
mellor 0161 443 4740
auCTION

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

Today's start time is 2:00pm

Lot 40a



St Albans Hotel, 113 Manchester Road, Rochdale, Lancashire, OL114JG

Former public house with potential for conversion subject to consents

Directions	The property is located off Manchester Road (A58) close to Beech House School and Drake Street	
Accommodation	<i>Ground Floor:</i>	Open plan bar, seating and games room, WC's and kitchen
	<i>First Floor:</i>	Four rooms, bathroom, kitchen
	<i>Basement:</i>	Associated cellars
	<i>Exterior:</i>	Large council owned car park to side, enclosed yard
Note	The property has new uPVC windows and may be suitable for alternative usage or conversion subject to the necessary consents.	
Possession	Vacant	
Viewing	Auction Department 0161 443 4740	

Guide Price: £110,000

Today's start time is 2:00pm

Lot 50a



"Norden", Copper Beech Road, off Ford Lane, Northenden, M22 4WP

Extended detached bungalow close to both Didsbury and Withington Golf Clubs

Directions	From the centre of Northenden on Palatine Road turn along Church Road then left onto Ford Lane, go past the Church and Copper Beech Close is found on your right hand side	
Accommodation	<i>Ground Floor:</i>	L-shaped hallway, living room, open plan kitchen, two bedrooms, study, bathroom and separate WC
	<i>Exterior:</i>	Cobble effect driveway, semi-detached garage, low maintenance garden and small rear patio
Note	The property has central heating and double glazing	
Possession	Vacant	
Viewing	Auction Department 0161 443 4740	

Guide Price: £125,000

Today's start time is 2:00pm

Lot 60a



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

Possession Tenanted on a six month AST from 30.07.2010 at £875 per calendar month

Viewing Auction Department 0161 443 4740

Guide Price: £200,000