

Lot 101

Guide Price £200,000 to £225,000



49 Knutsford Road, Gorton, Manchester M18 7NJ

Substantial 11 Bedroom HMO with self contained flat to rear

Directions The property is located at the corner of Knutsford Road and Glencastle Road in the Sunny Brow Park area of Gorton opposite Sacred Heart RC Primary School

Overview The property has been a pair of semi-detached properties historically and has been converted for use as an HMO in self contained bedsits. It is in very good order throughout and has been meticulously maintained and is well kept.

It benefits from having double glazing and central heating

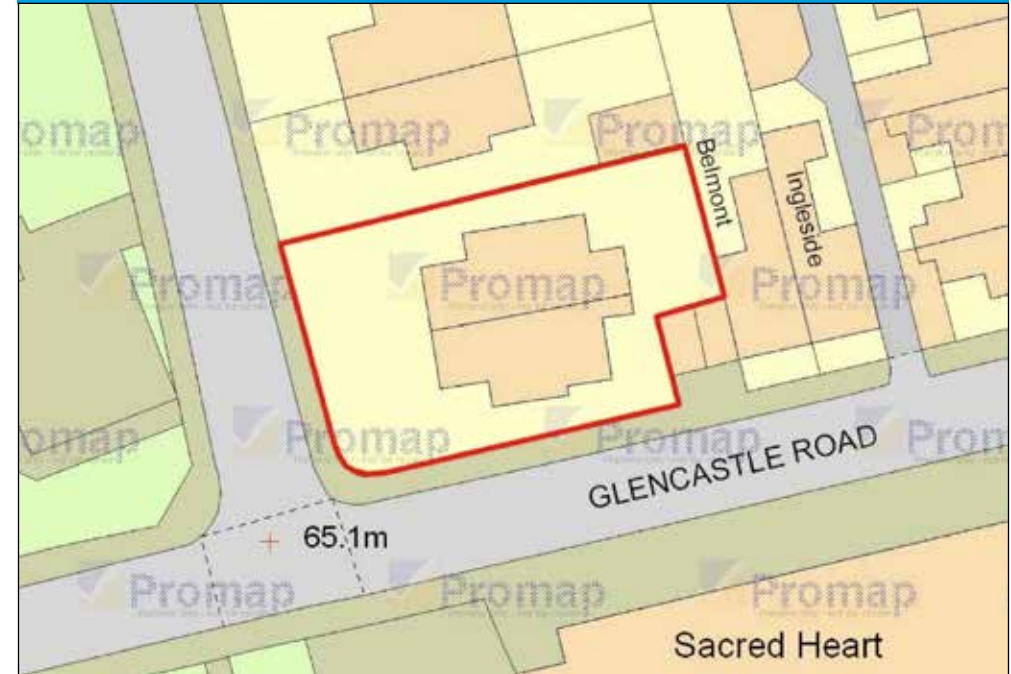
Ground Floor Hallway, communal living room, communal dining room, large kitchen, one bedroom/office, wash room
Self contained one bedroom flat to rear, separate laundry room to rear

First Floor Eight bedrooms, two x WC, bathroom

Second Floor Two bedrooms

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Basement Seven cellar chambers

Externally The property stands on a site of approximately 590 sq m (0.145 Acres) or thereabouts

EPC rating Rated E

Tenure Freehold

Possession The property will be sold with the tenants in situ, all tenancy information and leases will be available in the legal pack

Viewing Auction Department 0161 443 4740

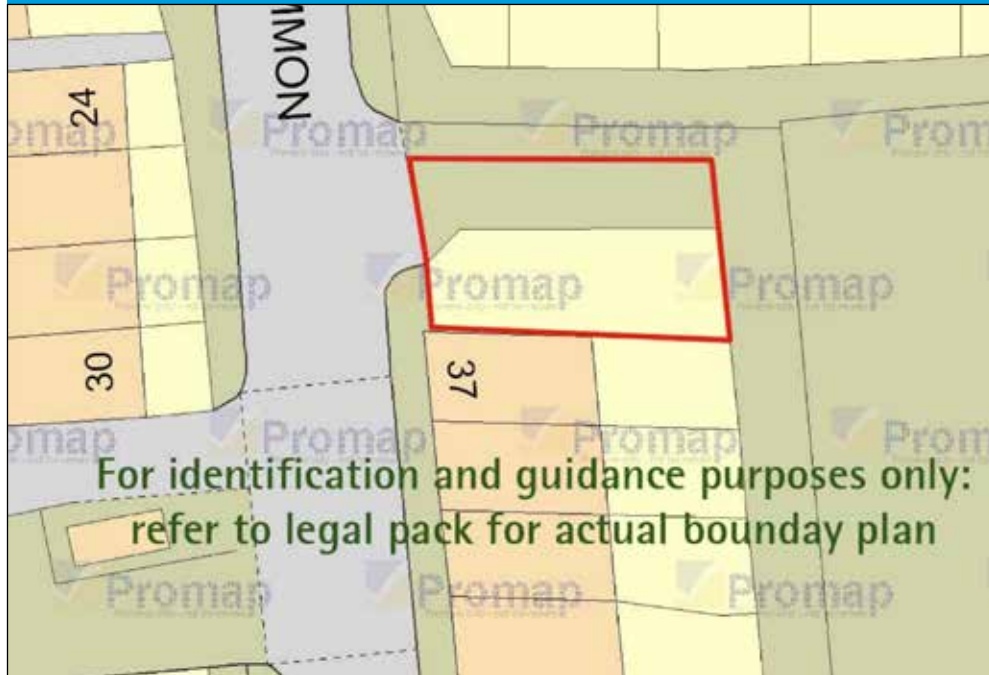
Start time is 2:00pm

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Lot 102

Guide Price £10,000



Land Adjacent To, 37 Siddow Common, Leigh WN7 3EY

Vacant parcel of long leasehold land

Directions	The parcel of land is located adjacent to 37 Siddow Common a short distance from the junction with East Bridgewater Street
Details	Small parcel of land circa 172 square metres (0.04 Acres) or thereabouts
Planning	The site is considered to be suitable for development of residential property subject to the necessary consents and therefore interested parties are advised to consult with the local planning department directly or may call Mellor Dowd Planning Services on 0161 443 4500 for impartial advice
Notes	The map is intended for identification purposes only and as a guide to the site layout and position. The measurements are purely speculative and derived from calculation tools from "Promap" and therefore all interested parties must satisfy themselves as to the correct measurements and title plan from the legal pack
Possession	Vacant on completion

email: auction@edwardmellor.co.uk

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you MUST read the notices to prospective buyers!



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