

Residential Auction

30th April 2014

Registration from 1.00pm

Auction start time 2.00pm

The Point, Emirates Old Trafford

Talbot Road, Old Trafford, Manchester M16 0PX

EDWARD
mellor

0161 443 4740

www.edwardmellor.co.uk/auction

65-81 St Petersgate, Stockport, Cheshire, SK1 1DS

Openwork



Lot 126

Guide Price £35,000+



44 Mill Hill, Little Hulton, Manchester M38 9TW

Two bedroom semi detached property

Directions Off Greenheys Road, off Captain Fold Road, off Highfield Road, off Manchester Road West (A6)

Accommodation Not inspected
Ground floor: Lounge, kitchen
First floor: Two bedrooms, bathroom
Exterior: Gardens

Note Gas central heating and partial double glazing

EPC Rating On order

Possession Vacant on completion

Viewing Auction Department 0161 443 4740

Lot 127

Guide Price £80,000



27 Lydgate, Burnley BB102DT

Three bedroom chalet style semi-detached

Directions	On Lydgate off Stanbury Drive
Accommodation	Ground Floor: Hallway, living room, dining room, kitchen First Floor: Three bedrooms, bathroom Externally: Gardens to front and rear, driveway
Notes	The property is suited to cash buyers only
EPC Rating	On order
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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.