

EDWARD  
mellor

Additional Lots

Lot 71

Guide Price £56,000+



## Flat 2, 235 Upper Brook Street, Manchester M13 0HL

Two bedroom first floor flat.

**Directions** Situated directly on the A34 facing Central Manchester University Hospitals

**Accommodation** First floor: Entrance hall, lounge, kitchen, two bedrooms and bathroom

**Note** Partial double glazing. Much sought after location close to Central Manchester University Hospitals, Swinton Grove Park and Royal Manchester Children's Hospital

**EPC Rating** F

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740

Lot 72

Guide Price £65,000+



## 100-102 Market Street, Droylsden, Manchester M436DE

Double fronted retail/office premises with two floors over plus cellar.

**Directions**                      The property is located on Market Street close to the traffic lights and the Metrolink stop

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**Details Total 154sqm**      Ground Floor: Reception, two offices, staff WC, kitchen, storage. Cellar.  
 (1,657 sq ft)                First Floor: Three offices, bathroom, storage.  
                                       Second Floor: Two staircases to two separate rooms.  
                                       Exterior: Yard area to rear.

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**Notes**                              The upper floors may lend themselves to residential conversion subject to consents. All interested parties are advised to consult with the local planning department directly for this matter and change of use. EPC on order.

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**Possession**                      Vacant on completion

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**Viewing**                            Auction department 0161 443 4740

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