

Tuesday 25th October 2011
Registration from 1.00 pm
Auction start time 2.00 pm

ADDITIONAL LOTS

EDWARD
mellor
auCTION

Members Suite (located in the main Pavilion)
Lancashire County Cricket Club
Talbot Road, Old Trafford, Manchester M16 0PX

you MUST read the notices to prospective buyers!

Lot 21a



42 Spathfield Court, Holmfield Close, Heaton Norris, Stockport, Cheshire, SK4 2RR

Second floor studio flat

Directions	Off Wellington Road North (A6) Stockport, opposite side of road to Jaguar Garage
Accommodation	<i>Ground Floor:</i> Communal entrance hall and stairs to upper floors. <i>Second Floor:</i> Hallway, living room/bedroom, kitchen, bathroom, two cupboards. <i>Exterior:</i> Communal gardens and parking: we are advised that garages may be available at £8.00 per month.
Note	The property has under floor heating. The vendor of the property is a Director of Edward Mellor Ltd.
Possession	Vacant
Viewing	Auction Department 0161-443 4740

Guide Price: £35,000

email: auction@edwardmellor.co.uk

0161 443 4740

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Lot 66



308 Bolton Road, Walkden, Manchester, M28 3FJ

End terrace commercial property with parking, cellar and garage

Directions	Bolton Road/Worsley Road North intersection (A575) near to Jackson Street
Accommodation	<i>Ground Floor:</i> Two rooms, kitchen area (50 sq m) <i>First Floor:</i> Two rooms, bathroom (42 sq m) <i>Basement:</i> Two chambers (35 sq m) <i>Exterior:</i> Small front garden area, yard to the rear, car parking and garage
Note	The property has central heating and may be suitable for conversion to residential subject to relevant planning permission and consents
Possession	Vacant
Viewing	Auction Department 0161-443 4740

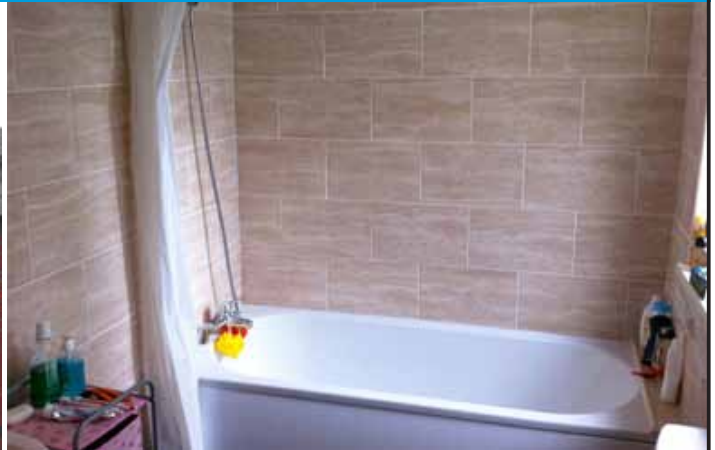
Guide Price: £70,000

email: auction@edwardmellor.co.uk

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Lot 67



84 Furnace Street, Dukinfield, SK16 4JA

Tenanted two bedroom end terrace house. Income: £110 per week.

Directions Off Crescent Road, B6445

Accommodation *Ground Floor:* Lounge, Dining room, Kitchen, Bathroom
First Floor: 2 Bedrooms, Bathroom
Exterior: Yard to the rear

Note The property has central heating and part double glazing

Possession Tenanted

Viewing External viewing only - the tenant must not be disturbed

Guide Price: £48,000

email: auction@edwardmellor.co.uk

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Property Services:

House Sales

0161 443 4500

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0161 443 4777

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0161 443 4555

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0161 443 4580

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0161 443 4555

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0161 443 4717

Investments

0161 443 4557

Other Services:

0800 195 8900

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Catalogue Hotline: 09067 301010

(Calls cost £1 per minute and should
take no longer than 1 minute)

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