

Wednesday 7th December 2011

Registration from 1.00 pm

Auction start time 2.00 pm

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 19a



184-186 Stamford Street Central, Ashton-under-Lyne, Lancashire, OL6 7LR

A prominent substantial four storey commercial building in a town centre location. 4,660 sq.ft. with planning permission for commercial/residential usage.

A fantastic opportunity to acquire a building that could be divided into two ground floor retail units and 4 flats above (plans opposite). Alternatively, it could be a large ground floor unit and offices to first and second floors, all subject to planning permission.

If the building were to be split into 6 units, we would anticipate a minimum rental income of £40,000 per annum.

Guide Price: £180,000+

email: auction@edwardmellor.co.uk

0161 443 4740

Today's start time is 2:00pm

Lot 19a



Directions

The property is situated on Stamford Street Central close to the intersection with Delamere Street in Ashton-under-Lyne town centre. Manchester City Centre is approximately 6 miles to the west and Junction 23 of the M60 is one mile away.

Accommodation

Ground Floor: Gross Frontage 39'6" (12m), Sales Area 1345 sq.ft. (125 sq.m.)
Office, kitchen/WC
First Floor: Sales area 1130 sq.ft. (105 sq.m.)
Second Floor: Sales area/office 1000 sq.ft. (93sq.m.)
Basement: Stores 1184 sq.ft. (110 sq.m.)
Exterior: Rear yard

Note

Planning consent (Granted on 19.4.2007 by Tameside MBC – 06/01705/FUL) for part demolition of existing building and reconstruction of rear to incorporate office space and four residential units. The vendor of this property is a director of Edward Mellor Ltd.

Possession

Vacant on completion

Viewing

Auction Department 0161 443 4740

Guide Price: £180,000+

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Lot 20a



414 Bolton Road West, Ramsbottom, Bury, BLO 9RY

Three bedroom end terraced house

| | |
|----------------------|---|
| Directions | Bolton Road West is the main A676, and the property is close to Longsight Lane and Woodhey High School |
| Accommodation | <i>Ground Floor:</i> Hall, lounge, dining room, kitchen <i>First Floor:</i> Three bedrooms, bathroom/wc <i>Exterior:</i> Small garden to side, garage to rear |
| Note | The property has central heating and partial double glazing |
| Possession | Vacant on completion |
| Viewing | Auction Department 0161 443 4740 |

Guide Price: £50,000+

email: auction@edwardmellor.co.uk

0161 443 4740

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Lot 21a



120 Park Road, Timperley, Altrincham, Cheshire, WA15 6TQ

Six bedroom semi detached house

Directions Park Road is the B5165 which is off the A56 Washway Road/Manchester Road junction

Accommodation

Lwr Ground Floor: Hall, reception room/bedroom five, storage room, reception room/bedroom six, shower room/WC

Ground Floor: Hall, cloaks/wc, lounge, dining kitchen

First Floor: Three bedrooms, bathroom/WC

Second Floor: Bedroom four, shower room/WC

Exterior: Driveway providing off road parking, lawned side garden

Note The property has central heating whilst retaining many original features, and an interior inspection is highly recommended

Possession Vacant on completion

Viewing Auction Department 0161 443 4740

Guide Price: £340,000+

email: auction@edwardmellor.co.uk

0161 443 4740

you MUST read the notices to prospective buyers!

Lot 22a



25 Andrew Road, Blackley, Manchester, M9 8AY

Three bedroom semi detached house

| | |
|--------------------------------------|---|
| Directions | Off Sidney Road, which runs between Russet Road and Old Road, both off A664 Rochdale Road |
| Accommodation (not inspected) | <i>Ground Floor:</i> Hall, lounge, kitchen with built in oven, hob and extractor <i>First Floor:</i> Three bedrooms, re-fitted bathroom/wc <i>Exterior:</i> Gardens to front and rear, driveway |
| Note | The property has central heating and partial double glazing |
| Possession | Tenanted - Six month AST from 15/02/2010 at £145 per week, however we are advised that £500 per month is collected |
| Viewing | Strictly external viewing only - the tenant must not be disturbed |

Guide Price: £50,000+

email: auction@edwardmellor.co.uk

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.

Property Services:

| | |
|--------------------------------|---------------|
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| Buildings Insurance | 0161 443 4555 |
| We Will Buy Your House | 0161 443 4717 |
| Investments | 0161 443 4557 |

Other Services:

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

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website: www.edwardmellor.co.uk

