

Residential Auction

19th March 2015

Registration from 1.00pm

Auction start time 2.00pm

Additional Lots

EDWARD
mellor

0161 443 4740

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

Openwork



Lot 70

Guide Price £49,000+



40 Bakewell Street, Gorton, Manchester M18 7AQ

Two bedroom end terrace property.

Directions	The property is located close to Sunny Brow Park off Parkdale Avenue off Haworth Road.
Accommodation	Not inspected but reported to be: Ground Floor: Two reception rooms, kitchen First Floor: Two bedrooms, bathroom Exterior: Rear yard
Notes	The property has double glazing and central heating.
EPC rating	E
Possession	The property is sold subject to an AST from 15th January 2013 at £495 PCM, the tenant is in arrears and we advise that no deposit has been taken nor held.
Viewing	Auction department 0161 443 4740

April Auction Announcement

Guide Price £150,000+



Former Scout Hut And Land, Brendon Avenue, Moston, Manchester M40 9DN

Scout hut and land considered suitable for development STP.

Directions	Located off Lightbowne Road in a predominantly residential location
Details	The former Scouts hut was built circa 1931 and may suit alternative usage such as Children Daycare Centre or the such like subject to the necessary consents. The entire site is 1080 sq m (0.27 Acres or thereabouts).
Planning	The site may lend itself to residential development subject to the necessary consents and interested parties are advised to consult with the local planning department directly.
Notes	The lined plan is for purpose of identification only and must not be relied upon as being the true boundary. EPC on order.
Possession	Vacant on completion
Viewing	Auction department 0161 443 4740

Lot 71

Guide Price £235,000+



Audenshaw Community Centre, Denton Road/Richmond Street, Audenshaw, Manchester M34 5BL

0.48 acre site with planning permission for 10 various dwellings.

Directions	Located fronting Denton Road with access for vehicular parking off Richmond Street
Details	Planning permission Ref: 14/00438/FUL for an approved scheme of 10 residential units of differing styles consisting of: Two x 3 bedroom houses, two x 2 bedroom bungalows, three x 3 bedroom mews type houses, one x 3 bedroom detached house and one pair of 2 bedroom semi detached bungalows.
Notes	The site and building may lend themselves for other purposes subject to permission. Interested parties are advised to consult with the local planning department directly. EPC rating E. The Line plan is for purposes of identification only: refer to legal pack for full and concise title plan.
Possession	Vacant on completion
Viewing	Auction department 0161 443 4740

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AJ Bell Stadium

1 Stadium Way

Salford

M30 7EY / M30 7LJ

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or your auction experience, please contact
us on 0161 443 4740 or email
marketing@edwardmellor.co.uk