

EDWARD
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AUCTION



Order of Sale

WEDNESDAY 24 APRIL 2019

REGISTRATION 12PM

THE SHERIDAN SUITE, OLDHAM ROAD, MANCHESTER, M40 8RR



0161 443 4740
EDWARDMELLOR.CO.UK



Lot
1

39 Montreal Street, Levenshulme, M19 3BY

Lovely two bedroom semi detached house: hall, open plan lounge/dining room with French doors, modern kitchen with built in oven, hob, extractor and French doors. Two bedrooms, bathroom with separate shower cubicle. Gas central heating and double glazing. Levenshulme has a great cafe culture local lifestyle which makes it an attractive alternative to other more expensive south Manchester suburbs.



Lot
2

344 Wellington Road North, Heaton Chapel, SK4 5DA

Former pharmacy situated in popular Heaton's location: accommodation over three floors plus basement and large car parking area to rear.



Lot
3

30 Stanhope Street, Reddish, SK5 7AQ

Investment opportunity, two bedroom terrace. Vestibule, hall, open plan living-room/dining-room, kitchen, landing, two bedrooms, WC and a bathroom. In need of refurbishment in a convenient location. The property benefits from gas central heating and double glazing. To be sold with vacant possession.



Lot
4

42 Mansfield Street, Ashton-under-lyne, OL7 0HF

Two bedroom semi detached house in a popular residential area. Vestibule, lounge, kitchen, bathroom, two bedroom, separate WC. To be sold with vacant possession. If rented the property should receive £550/£600pcm.



Lot
5

188-190 and 184-186 Liverpool Road, Eccles, M30 0PF

Large three storey mixed use premises, takeaway to ground floor, upper floor accommodation over two floors plus land to side.



Lot
6

15 Park Avenue, Swinton, M27 4TZ

To be sold at auction on 24th April 2019, fantastic investment opportunity, pre-approved four story eight bedroom HMO. The property has had extensive works carried out to extend into the loft space but still requires a full schedule of works to complete the conversion.



Lot
7

212 Tottington Road, Bury, BL8 1SH

Lounge, kitchen, bathroom, two double bedrooms, heated cellar, small yard to the rear.



Lot
8

34 Lakeland Gardens, Chorley, PR7 2LL

Two bedroom mews property with hall, lounge, dining room, kitchen, bathroom, rear garden, electric heating and double glazing. To be sold with vacant possession. Located in a cul-de-sac position and has good access to local schooling, bus routes and Chorley town centre



Lot
9

4 Dovedale Street, Failsworth, M35 0HE

Two bedroom middle terrace property ideal for the buy to let investor.



Lot
10

Drinkwater Park, Buckley Lane, Off Clifton Road, Prestwich, M25 3HR

Site with full planning permission for a secluded and exclusive development of four impressive detached dwellings set in countryside and woodlands in Drinkwater Park.



Lot
11

54 Agnes Street, Manchester, M19 3AZ

Two bedroom garden terrace property sold with vacant possession.



Lot
12

1 Barnstead Avenue, Burnage, M20 4UL

Semi-detached house with lounge, kitchen, ground floor WC, three bedrooms, bathroom/WC. Gardens to front and rear, ample off road parking. Gas central heating and double glazing. Just a short stroll from Fog Lane Park. Didsbury Village and Withington are close-by, good access to the A34 and Princess Parkway.



Lot
13

Basement at Park Lodge, 190 Buxton Road, Davenport, SK2 7AE

Planning permission granted for conversion of basement into two separate flats in favoured part of Stockport in a conservation area.



Lot
14

Garage to the rear of 190 Buxton Road, Stockport, SK2 7AE

Unique opportunity to purchase a detached garage with land that may be developed subject to pp. This is a great chance to secure a garage in one of the most desirable locations of Stockport in a conservation area. Plot size circa 350 SQM (3,767 SQFT).



Lot
15

42 Tamworth Street, Vernon Park, SK1 2PB

Semi-detached house comprising: lounge, kitchen, shower room with WC, three bedrooms. Large garden to rear. Double glazing. To be sold with vacant possession. A lovely "doer upper" ideal for investors or builders looking for a good return on investment or a profit for resale.



Lot
16

58 Hodder Bank, Offerton, SK2 5PD

To be sold at auction on 24th April. Two double bedroom terrace investment opportunity. Entrance, lounge, open plan diner, kitchen, two bedrooms, separate WC and a bathroom. Rear garden. To be sold with current tenant AST in place £7,140 per annum.



Lot
17

85 Birch Street, Ashton-under-lyne, OL7 0HL

End mews house with lounge, dining kitchen, two bedrooms, bathroom. Paved gardens to three sides plus off road parking. Large corner plot ideal for extending to the side (subject to planning). Gas central heating (no boiler) and double glazing. Located within walking distance of Guide Bridge Train Station.



Lot
18

64 Leng Road, Newton Heath, M40 1WX

Lovely three bedroom garden fronted terraced house. Hall, through lounge/dining room, re-fitted kitchen with built-in oven, hob and extractor, ground floor shower room, first floor bathroom. Gas central heating and double glazing. Located in a popular part of Newton Heath with local facilities close by, and good transportation links to Manchester and Oldham as well as the M60 ring road and A62.



Lot
19

Flat 15, Surrey Lodge, 2-4 Birch Lane, M13 0NN

One bedroom apartment, entrance hall, living room, bedroom and a bathroom. Potential rental yield £6,000.



Lot
20

Flat 11 Surrey Lodge, 2-4 Birch Lane, M13 0NN

One bedroom apartment in good condition. Entrance hallway, living room, bedroom and a bathroom. Double glazing and gas central heated property. Potential rent £6,000 pa.



Lot
21

5 Pendrell Walk, Blackley, M9 6SL

Two bedroom end mews house whose exterior doesn't do it justice and needs to be viewed. Hall, lounge, dining room, kitchen with built in oven and hob, paved rear with open views. Gas central heating and double glazing. Close to North Manchester General Hospital, North Manchester Sixth Form College and Library making it ideal for letting.



Lot
22

2 Nevada Street, Bolton, BL1 3SX

Two bedroom terrace house an ideal investment. Vestibule, lounge, kitchen, bathroom and two bedrooms. To be sold with vacant possession. If rented the property should achieve £450/£500.



Lot
23

497 Oldham Road, Newton Heath, M40 5AA

Warehousing and yard located on busy A62 close to Manchester City Centre.



Lot
24

Chestnut House, 507 Blackpool Road, Ashton-on-Ribble, PR2 1EQ

Detached former residential care home with 475SQM (5,100sqft) accommodation.



Lot
25

10 Hazel Road, Cheadle Hulme, SK8 7BN | Sold Prior

Spacious family home in a superb central Cheadle Hulme just a few minutes from the train station and amenities. Modern kitchen, dining room, lounge, utility room, ground floor WC. Three bedrooms, bathroom. Driveway, gardens. In the catchment for the sought after Lane End Primary and Cheadle Hulme High Schools. Gas central heating and double glazing.



Lot
26

267-273 Stockport Road, Ashton-under-lyne, OL7 0NT

Four commercial units and six flats to be sold as one lot.



Lot
27

28 Ivy Lane, Macclesfield, SK11 8NR

This spacious split level detached property is set in private gardens and to be sold on behalf of the local council. Suburb opportunity for refurbishment, day nursery or owner occupation subject to the relevant consents.



Lot
28

12 Ayres Road, Old Trafford, M16 9LQ

Substantial semi detached property recently converted into three self contained apartments. All three have separate gas central heating and electric meters and double glazing. To be sold subject to three five year tenancies producing £20,400 per annum.



Lot
29

39 Alderley Road, Stockport, SK5 7NN

Excellent condition. Two bedroom semi-detached true bungalow. Porch, lounge, dining kitchen, two double bedrooms and a wet room. The property is heated by gas central heating and is fully double glazed.



Lot
30

Bridgeway House, 1 Mellor Road, Cheadle Hulme, SK8 5AT

Landmark building to be sold with the benefit of planning for extension and use as bar. VAT applicable.



Lot
31

38 Briscoe Lane, Newton Heath, M40 1JX

Two bedroom end terrace house with lounge, dining room, kitchen, bathroom. Gas central heating and double glazing. Ideally located for public transport into Manchester and the Etihad Campus with its associated amenities. New carpet, new bathroom. Tenanted - periodic AST from 05/07/11 at £415 per month; this was increased to £600 per month on 1/1/19, however the seller advises that the tenants are paying £500. The tenants have expressed a desire to remain in situ.



Lot
32

7 Ernocroft Road, Marple Bridge, SK6 5DY

In need of some updating is this 2 bedroom semi-detached property that offers excellent potential to the prospective buyer.



Lot
33

7 Wakefield Road, Stalybridge, SK15 1AJ

Occupying an ideal location in this popular area the property offers well planned accommodation including entrance hall, lounge, dining kitchen, 2 bedrooms and bathroom.



Lot
34

101 Kildare Street, Farnworth, BL4 9NX

Lovely terraced house ready to go! Hall, lounge, modern dining kitchen with built in oven and hob, utility room. Two bedrooms, modern re-fitted bathroom. Gas central heating and double glazing. Situated in a cul-de-sac, close to local schools and shops with easy access to motorway links just a short distance away.



Lot
35

Unit 1.2.3a.3b Birkenhead Business Park, Abbey Close, Birkenhead, CH41 5FQ

Portfolio of four self contained freehold industrial units in enclosed site.



Lot
36

254 Marlborough Street, Ashton-under-Lyne, OL7 0HS

Two bedroom mid terrace renovated to a great standard - new kitchen and bathroom.



Lot
37

116 Dunmow Court, Offerton, SK2 5PF

Attention all buy to let investors. Refurbished one bedroom flat available with no chain. Potential yield of 7.1%. Refitted kitchen and bathroom, double glazing, security entry system and communal grounds. Popular location.



Lot
38

6-8 Albert Road, Levenshulme, M19 3PJ

Pair of centrally located terrace properties suitable for redevelopment or change of use subject to the necessary consents.



Lot
39

17 Penistone Street, Burnley, BB12 0PS

Two bedroom end terrace investment opportunity. Entrance lounge, kitchen, two bedrooms and a bathroom. Potential rental yield £4,800.



Lot
40

133 Cog Lane, Burnley, BB11 5JU

Two bedroom end terraced house with GCH and double glazing. Potential income £400 to £425 per month. Five minute drive from University of Central Lancashire, Burnley Campus. Pleasant location adjacent to open fields.



Lot
41

13 Waterland, Parr, St Helens, WA9 3AF

Two bedroom end terrace property in good order.



Lot
42

2 Padstow Street, Miles Platting, M40 7AD

End terrace property in two self-contained one bedroom flats, yield on guide circa 11.5%.



Lot
43

7 Limeside Road, Hollinwood, OL8 3SX

End terraced house comprising: GF lounge, shower room, kitchen. FF: bedroom, bathroom, kitchen. Gas central heating, double glazing. Vacant possession. Ideal for two people who want to share but want to retain their own separate facilities.



Lot
44

528a Wilmslow Road, Withington, M20 4BT

An extremely spacious and well presented three double bed roomed apartment situated in the heart of Withington Village with lounge, kitchen, shower room. Gas central heating and double glazing. To be sold subject to tenancy - reportedly let until June 2019 at £1144pcm.



Lot
45

48 Lancaster House, 71 Whitworth Street, M1 6LQ

Apartment in Grade II listed building. Electric heating, secondary glazing. Tenanted - 12 m AST 3/9/18 at £1626pcm. Perfect for work and play, being close to Piccadilly and Oxford Road Stations, The Palace Theatre, chic bars, restaurants and nightclubs.



Lot
46

Sladen Mill, Halifax Road, OL15 0LB

Substantial parcel of land in rural location offered with outline planning for 41 dwellings set on a site circa 3.5 acre (1.4 hectare).



Lot
47

6 Castle Farm Lane, Mile End, SK2 6BR

This three bedroom link detached property is nestled in a popular part of Stockport.



Lot
48

36 Hamilton Street, Astley Bridge, BL1 6RJ

This is an ideal investment property ready to rent or may suit an owner occupier as it is a very popular part of Bolton. Accommodation over two floors with lounge, dining kitchen, two bedrooms and a shower room. Double glazed and centrally heated!



Lot
49

112 Dean Lane, Hazel Grove, SK7 6EJ

Three bedroom semi detached house. Porch, hallway, lounge, dining kitchen, bathroom and three bedrooms. To be sold with vacant possession.



Lot
50

Land Adjacent to 12 Range Road, Whalley Range, M16 8ES

Freehold parcel of land. The site may suit redevelopment subject to the necessary consents. Offered with a keen guide price this could be the star lot of the auction.



Lot
51

160 Curzon Road, Ashton-under-lyne, OL6 9LT

Lounge, dining room, kitchen, bathroom, rear yard. Gas central heating and double glazing. Situated in an established and residential position close to amenities, King George V playing fields, the M60 and public transport with Oldham and Manchester being a short car journey away. To be sold subject to a tenancy reported at £450 pcm; please refer to the legal pack for confirmation.



Lot
52

50 Reddish Lane, Gorton, M18 7JN

Lovely two/three bedroom terrace in "ready to let" condition. Lounge, modern dining kitchen, bathroom, rear yard. Gas central heating, double glazing. Vacant possession. Close to public transport to Manchester and Stockport, M60 Motorway, Debdale Park.



Lot
53

42/58 Warren Lane, Abbey Hills, OL8 2JE

Vacant parcel of freehold land that may suit development subject to the necessary consents. The site is located in between house numbers 42-58 on Warren Road and appears to have been surplus land left after Wain Homes had completed building.



Lot
54

17 Birchfield Avenue, Atherton, M46 0HR

Vacant semi-detached house. Hall, dining room, kitchen, WC, lounge, large conservatory, three bedrooms, bathroom, gardens front and rear. Off street parking for at least two cars. Good condition with double glazing and gas central heating.



Lot
55

Kinder Street, Stalybridge, SK15 1AN

Freehold parcel of land located in a residential location close to Stalybridge Twn Centre.



Lot
56

Brookside Court, Flat 25 Slade Lane, Levenshulme, M19 2AH

One bedroom apartment in excellent condition. Ideal investment with an expected £7,200 annual rental income.



Lot
57

Leigh Labour Club, 2 Abbey Street, Leigh

Former Labour Club with function hall, snooker hall and public bar plus office space and meeting rooms, plus freehold land interest. The premises may suit residential redevelopment or alternative uses subject to the necessary consents.



Lot
58

120-124a Market Street, Hyde

340 SQM (3,660 SQFT) of space in three units, two vacant, one leased and tenanted flat over. Renovated to a good standard. The two vacant units were previously used as a restaurant and it benefits from parking and yard space to the rear.



Lot
59

52 Acres Lane, Stalybridge

Three bedroom period property in need of renovation.



Lot
60

Rear of 81-93 Ridge Hill Lane, Stalybridge

Circa 0.93 Acre (0.38 H) freehold parcel of land to be sold with the benefit of full planning permission for the erection of eleven (11), four bedroom executive dwellings to include 8 semi-detached and three detached properties.



Lot
61

38 Old Road, Hyde

Two bedroom terrace property for refurbishment that is ideal for the buy to let investor or builder.



Lot
62

2 Evans Street, Oldham

Two bedroom end terrace house. Great investment over 10%, Vestibule, lounge, kitchen, bathroom, two bedrooms. To be sold with a tenant who's currently paying £450pcm on a standard AST.

