

EDWARD
mellor
AUCTION



ORDER OF SALE
MONDAY 10 JUNE 2019

REGISTRATION 12PM
SHERIDIAN SUITE, 371 OLDHAM ROAD
MANCHESTER, M40 8RR



0161 443 4740
EDWARDMELLOR.CO.UK



1



£60,000



20 RADCLYFFE STREET, MIDDLETON, M24 2QD

Lovely terraced house comprising: lounge, dining room, kitchen with utility area, two bedrooms, loft room with wooden floor and velux window, bathroom and rear patio garden overlooking woodland. Gas central heating and double glazing. Cul-de-sac location.

2



£220,000



3 BRIDGELEA ROAD, WITHINGTON, M20 3BJ

Six bedroom mews property over three floors with full HMO certificate from 10/04/2019 to 09/04/2024. Hall, office/sitting room/bedroom, study/bedroom, shower room/wc

3



£66,000



34 AGNEW ROAD, GORTON, M18 7AR

Double fronted end terraced house comprising lounge, dining kitchen with built in oven and hob, cellar, two bedrooms, bathroom. Rear yard. Newly renovated to include new carpets and linoleum throughout making it ready to move a tenant into. Gas central heating and double glazing. To be sold with vacant possession.

4



No Reserve

LADYBARN CRESCENT, STOCKPORT, SK7 2EZ

Freehold parcel of land extending to circa 1.3 A (0.53 H)

5



£64,000



37 SPREADBURY STREET, MOSTON, M40 9DR

Terraced house comprising: lounge, dining room, kitchen, two bedrooms, bathroom, rear yard. Gas central heating and double glazing. To be sold subject to a tenancy - periodic AST from 20/10/18 at £650pcm - please refer to the legal pack for sight of the agreement.

6



£70,000



13 TUNSTALL ROAD, OLDHAM, OL4 1PS

Three bedroom town house located within popular area of Clarksfield comprising hall, lounge, kitchen/diner, three bedrooms and bathroom. Externally property offers a garden to rear and a paved courtyard to the front. Gas central heating and double glazing. To be sold with vacant possession.

7



£105,000

3 1 2

14 WYCOMBE AVENUE, ABBEY HEY, M18 8SS

Porch, hall, through lounge/ dining room, conservatory, modern kitchen with built in oven, hob and extractor. Three bedrooms, bathroom. Driveway, garage, rear garden. Gas central heating and double glazing. To be sold with vacant possession.

8



£600,000

5 3 4

SMITH LANE, KNUTSFORD, WA16 7EP

Partially constructed detached two storey house approximately 3600 sq. ft. comprising: porch, hall, study, lounge, dining room, kitchen with breakfast room, utility room and integral double garage. Five bedrooms, the master suite having an en-suite bathroom and dressing room, further bedroom with en-suite bathroom and further family bathroom.

9



£120,000

3 1 1

50 ALL SAINTS ROAD, STOCKPORT, SK4 1QA

Three bedroom semi-detached house in need of full repair and refurbishment. Two reception rooms, three bedrooms, bathroom, gardens to front and rear. This is what auctions are made of!

10



£110,000

RHODEN ROAD, LEYLAND, PR26 7SX

The lot on offer is an incredibly rare opportunity to build in a Semi-rural location, this stunning building plot has planning permission for two luxury semi-detached houses, with 170ft long gardens.

11



£85,000

2 1 1

31 BERESFORD ROAD, STRETFORD, M32 0PZ

Ground floor flat comprising lounge, kitchen, two bedrooms, bathroom, basement, driveway. Gas central heating and double glazing. To be sold subject to a tenancy - periodic AST from 29/5/15 at £550pcm - please refer to the legal pack for sight of the agreement

12



£200,000

4 3 3

7 WAKEFIELD ROAD, STALYBRIDGE, SK15 1AJ

FOUR BEDROOM SUBSTANTIAL END TERRACE - Subject to planning approval, this property could be converted to a HMO or offers great scope to be split into apartments. HUGE POTENTIAL!

13



£250,000

6 NELSON STREET, ROCHDALE, OL16 1NL

Large banqueting hall located just off Town Centre, close to all amenities. Currently trading on limited hours, the property will be offered with vacant possession, building only, no business attached.

14



£165,000



78 WESTERN AVENUE, CHESTER, CH1 5PP

Four bedroom semi-detached house in good order throughout. This is a very spacious house that had been purchased with a view to change into an opticians, but is now ready for an investor or home owner to buy!

15



£65,000



31 CHAPEL STREET, AUDENSHAW, M34 5DE

Two bedroom mid terrace property requiring modernisation. Two reception rooms, kitchen, two double bedrooms and a bathroom!

16



£55,000



28 POETS NOOK, LEIGH, WN7 4DL

Cottage style terraced property comprising lounge, dining kitchen, two bedrooms, bathroom. Small garden to the front and rear yard. Gas central heating and double glazing. To be sold with vacant possession

17



£425,000

REAR OF 81-9 RIDGE HILL LANE, STALYBRIDGE, SK15 1DB

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.

18



£80,000



85 HEATHER GROVE, WIGAN, WN5 9PN

Semi detached house comprising: lounge, dining kitchen. three bedrooms, bathroom. Gardens to front and rear. Gas central heating and double glazing. To be sold subject to a tenancy - periodic AST from 09/04/09 at £450 per month - please refer to the legal pack for sight of the agreement.

19



£200,000

 8
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  0
15 PARK AVENUE, SWINTON, M27 4TZ

FANTASTIC INVESTMENT OPPORTUNITY! APPROVED FOUR STORY, EIGHT BEDROOM HMO. Expected rent roll of £3,600 - £4,000 per month! That's £43,200 to £48,000 per year! 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.

20



£77,000

 3
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43 TINTERN ROAD, MIDDLETON, M24 6HT

Semi detached house with lounge, dining kitchen, three bedrooms, bathroom. Garden to front and larger garden to rear. Gas central heating and double glazing. To be sold with vacant possession.

21



£180,000

 8
  3
  1
184-186 LIVERPOOL ROAD, ECCLES, M30 0PF

Three storey property with commercial ground floor and land to side. Large three storey mixed use premises, takeaway to ground floor, upper floor accommodation over two floors plus land to side. The takeaway is currently tenanted, the apartment vacant. Property potentially ideal for use as HMO subject to regulations and planning.

22



£80,000

 3
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  2
14 ABBEYWOOD AVENUE, GORTON, M18 7LA

Garden fronted terraced house comprising lounge, dining room, kitchen. Two bedrooms and a bathroom to the first floor and a third bedroom on the second floor. Rear yard. Gas central heating and double glazing. To be sold subject to a tenancy - six month AST from 30/3/19 at £750pcm - please refer to the legal pack for sight of the agreement.

23



£68,000

 1
  1
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62 HALLIWELL ROAD, PRESTWICH, M25 9SX

Ground floor flat comprising: good sized hall, lounge with views of the communal garden, kitchen, double bedroom and bathroom. The property has gas central heating, double glazing, communal gardens and on street parking. To be sold subject to a tenancy - periodic AST from 11/4/16 at £425pcm - please refer to the legal pack for sight of the agreement.

24



£550,000

267-273 STOCKPORT ROAD, ASHTON-UNDER-LYNE, OL7 0NT

Four commercial units and 6 flats with rent roll plus £63,000. All are currently tenanted producing a yield of 11% on guide. Rent Roll 2019 £63,600

25



£160,000

**6 CASTLE FARM LANE, STOCKPORT, SK2 6BR**

Three bedroom link detached property nestled in a popular part of Stockport with very popular and highly sought after local schools. There are areas of cosmetic improvement required however a home owner could live in the property straight away and be in to get the children registered for the schools early.

26



£280,000

**124 BUXTON ROAD, STOCKPORT, SK7 6AJ**

Three double detached has had its location transformed by the new relief road and now sits set back from the "quiet" A6 making it ideal for a growing family. Whilst the property is already an excellent size with 3 reception areas, there is further scope for development given the generous size gardens to the rear.

27



£125,000

WELLINGTON STREET, ACCRINGTON, BB5 5HU

Vacant former public house with large accommodation in pleasant village location. The property does offer a great deal of space and looks ideally suited to conversion as perhaps three houses, flats, or HMO, all subject to the necessary consents.

28



£30,000

**10 DIDSBURY GROVE, WIGAN, WN2 3HD**

Lounge, dining kitchen, two bedrooms, bathroom, Garage, larger than average rear yard. Gas central heating and double glazing. To be sold with vacant possession.

29



£165,000

**31 BLACKLEY NEW ROAD, BLACKLEY, M9 8ES**

Former public house over three storeys which is suitable for residential conversion and other uses subject to the necessary consents. Located in an increasingly popular location.

30



£105,000

**58 HODDER BANK, STOCKPORT, SK2 5PD**

Superb two double bed mews property in the heart of Offerton. Close to local shops and 10 minutes from the centre of Stockport. To be sold with a current tenant, AST in place £7,140 per annum. The property benefits from gas central heating and double glazing.
INVESTMENT OPPORTUNITY

31



£72,000

 2
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  1
4 VALENCIA ROAD, SALFORD, M7 3TD

Terraced house comprising lounge, dining kitchen, two bedrooms, bathroom, rear yard. Gas central heating and double glazing. To be sold subject to a tenancy - periodic AST from 22/5/12 at £495pcm - please refer to the legal pack for sight of the agreement.

32



£95,000

 3
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26 TOWNLEY STREET, BESWICK, M11 3RQ

Lovely end terraced house with a lounge, dining kitchen with built in oven and hob, three bedrooms, large bathroom. Rear yard. Gas central heating and double glazing. To be sold with vacant possession. Potential rent £650 per month. Close to the Etihad Sports Complex.

33



£85,000

 3
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  2
272 CHORLEY NEW ROAD, BOLTON, BL6 5NY

Three storey commercial property with three bedroom accommodation and garage. Suitable for residential conversion or HMO subject to the necessary consents. Located on a busy main road a short distance from Bolton Wanderers Macron Stadium.

34



£52,000

 3
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95 PEEL LANE, HEYWOOD, OL10 4TU

Garden fronted terraced house comprising lounge, dining kitchen, bathroom. Three bedrooms. Rear yard. Gas central heating and double glazing. To be sold subject to a tenancy - periodic AST from 27/05/10 at £350 monthly - please refer to the legal pack for sight of the agreement. We feel it is under-let and could achieve in the region of £500 monthly.

35



£200,000

 3
  1
  2
7 ERNOCROFT ROAD, MARPLE, STOCKPORT, SK6 5DY

Three bedroom EXTENDED semi-detached property occupying an ideal location in this popular area the property offers well planned accommodation with a south facing rear garden.

36



£125,000

53 MIDDLETON OLD ROAD, BLACKLEY, M9 8DS

Workshop/Land set within 5 miles of Manchester City Centre. This plot which is approximately 26 metres wide (approx 260 square metres in total), is currently used as a car repair garage, would also suit a number of alternative uses. It has not currently got any planning or on-going planning applications, so any potential development would be subject to planning.

37



£80,000

**9 FOLIAGE CRESCENT, STOCKPORT, SK5 8AP**

Semi detached house comprising: lounge, dining kitchen, three bedrooms, bathroom. Paved to the front. Garden to the rear. Gas central heating and double glazing. To be sold subject to a tenancy periodic AST from 7/10/10 at £130 per week - please refer to the legal pack for sight of the agreement

38



£65,000

**116 DUNMOW COURT, STOCKPORT, SK2 5PF**

One bedroom apartment, fully renovated. Ideal investment with an expected £6,600 annual rental income. Vacant possession.

39



£77,000

**11 ROMSEY AVENUE, MIDDLETON, M24 6HR**

Three bedroom mews style terraced house comprising: hall, lounge, dining kitchen, rear hall, bathroom. Gardens to front and rear. Gas central heating and partial double glazing. To be sold subject to a tenancy - periodic AST from 29/5/15 at £550pcm - please refer to the legal pack for sight of the agreement

40



£140,000

**55 HAWORTH ROAD, GORTON, M18 7EN**

Large three storey property in three investment units. This large Victorian Villa has been converted to use as an investment property comprising three flats, two one bedrooms flats and a studio. Returning when fully let around 8.5% per annum with scope to increase.

41



£350,000

BENTINCK STREET, ASHTON-UNDER-LYNE, OL6 7SS

Large office premises suitable for residential conversion STP.

42



£105,000

**26 GRAVER LANE, CLAYTON BRIDGE, M40 1QL**

Lovely spacious end terraced house lovingly improved to offer new "buy to let" landlords the chance to move a tenant straight in. Hall, lounge, dining room, kitchen, bedrooms, bathroom. Rear yard. Gas central heating and double glazing. To be sold with vacant possession

43



£65,000

**31 HOLBORN STREET, ROCHDALE, OL11 4NF**

Terraced house comprising; lounge, dining room, kitchen. Two bedrooms, bathroom. Rear yard. Gas central heating and double glazing. To be sold subject to a tenancy - periodic AST from 15/1/18 at £550.00pcm - please refer to the legal pack for sight of the agreement.

44



£80,000

**121 TROYDALE DRIVE, NEWTON HEATH, M40 2AP**

Modern mews house in popular location. Lounge, kitchen, two bedrooms, bathroom. Off road parking, garden. Gas central heating and double glazing. To be sold subject to a tenancy periodic AST from 11/1/17 at £550pcm.

45



£55,000

**60A HIGH STREET, STALYBRIDGE, SK15 1SE**

Two bedroom flat with accommodation over two floors. The property consist of a self-contained entrance with a lower level hallway leading up to the first floor where the accommodation comprises of a spacious lounge/dining area, a fitted kitchen and a three piece bathroom. To the second floor you will find a double bedroom with fitted wardrobes and dresser and a further single bedroom.

46



£75,000

**16 FIRBANK CLOSE, ASHTON-UNDER-LYNE, OL7 0AD**

Two bedroom top floor apartment, ready to rent and in good order throughout. Hallway, living room, two bedrooms, bathroom, kitchen and parking space.

47



£65,000

**33 HOLBORN STREET, ROCHDALE, OL11 4NF**

Terraced house comprising; lounge, dining room, kitchen. Two bedrooms, bathroom. Rear yard. Gas central heating and double glazing. To be sold subject to a tenancy - periodic AST from 31/8/18 at £450.00pcm - please refer to the legal pack for sight of the agreement.

48



£210,000

**1 & 2 PADDEN BROOK, STOCKPORT, SK6 3AS**

Pair of attached cottages with permission to redevelop separately. Great area for development and ever popular with buyers!

49



£70,000

7 STOCKPORT ROAD, HYDE, SK14 1RH

Shop premises with living accommodation situated on a busy main road. Ideal for conversion or change of use subject to the necessary consents.

50



£50,000

**814 HOLLINS ROAD, OLDHAM, OL8 3PN**

Lovely terraced property comprising: hall, lounge, dining kitchen with built in oven, hob and extractor, two bedrooms, bathroom. Rear yard. Gas central heating and double glazing. To be sold with vacant possession. Potential rent £495.00pcm making the yield over 10%.

51



£65,000

**58 KENYON ROAD, WIGAN, WN1 2DQ**

Porch, hall, lounge, dining room, kitchen. Three bedrooms, bathroom. Rear garden. Gas central heating and double glazing. To be sold with vacant possession.

52



£350,000

BODEN STREET, MACCLESFIELD, SK11 6LL

Former Liberal Club with 600 SQM over three floors plus basement. PP granted. Great opportunity for a function hall, hotel or developer to convert to residential in full. Potential for HMO subject to the necessary consents

53



£95,000

**53 THE BROADWAY, STOCKPORT, SK6 2PD**

Hall, open plan living room that flows into the newly fitted dining kitchen with double doors leading out on to the patio and garden. Two double bedrooms, bathroom. Driveway, garage (not accessible). Gas central heating, double glazing. Vacant possession. We understand that a survey has been carried out and it highlighted a problem with the rear garden boundary to the left of the plot. You MUST before bidding satisfy yourself as to the implications of this.

54



£260,000

**ALBERT ROAD, MACCLESFIELD, M19 3PJ**

Previously a solicitors office and in its past let out as bed sits making it an ideal proposition for investors, STP or those just looking perhaps for a large family home. Separate entrances, each property having two rooms, kitchen and WC on ground floor, two further rooms, kitchen and bathroom on first floor. To the second floor there is a spacious attic room. Externally there is an enclosed yard providing off road parking.

55



£62,000

**BRIDGEWATER STREET, SALFORD, M3 7LB**

Sixth floor apartment on the very fringes of the city centre. The spacious living accommodation comprises: modern kitchen, good size living area with balcony, two bedrooms and a bathroom. Electric heating and double glazing, 24 hour security. Externally is communal parking. To be sold subject to a tenancy - periodic AST from 17/5/16 at £575pcm - please refer to the legal pack for sight of the agreement .

56



£80,000

**442 LIVERPOOL ROAD, ECCLES, M30 7HZ**

Terraced house comprising: lounge, dining, kitchen. Two bedrooms, bathroom. Rear garden. Gas central heating and double glazing. To be sold subject to a tenancy - periodic AST from 26/10/19 at £550pcm - please refer to the legal pack for confirmation

57

**No Reserve****KINDER STREET, STALYBRIDGE, SK15 1AN**

Freehold parcel of land circa 550 SQM (0.13 A) located in a residential location close to Stalybridge Town Centre

58



£72,000

**7 THE CHESHIREs, ASHTON-UNDER-LYNE, OL5 9EX**

Situated on a large corner plot is this very spacious end terraced house comprising hall, spacious lounge, good sized kitchen/diner, three bedrooms, separate wc and bathroom. Gas central heating and double glazing. Good sized lawn garden to rear. To be sold subject to a tenancy - please refer to the legal pack for sight of the agreement.

59



£195,000

**866 HYDE ROAD, GORTON, M18 7LH**

Six bedroom semi-detached ideal for conversion STP. This period property was previously used as an six bedroom guest house. Located in the Debdale Park area of Gorton with excellent transport links to Manchester City Centre and beyond it is ideally located for those looking for an investment purchase.

60



£60,000

**155 FURNESS AVENUE, OLDHAM, OL8 2ED**

Ground floor apartment comprising: hallway, lounge, kitchen, bedroom and bathroom. Gas central heating and double glazing. To be sold subject to a tenancy - periodic AST from 16/1/13 at £400pcm - please refer to the legal pack for sight of the agreement.

61



£185,000

**872 HYDE ROAD, GORTON, M18 7LH**

Four bedroom semi-detached ideal for conversion STP. This period property was previously used as an six bedroom guest house. Located in the Debdale Park area of Gorton with excellent transport links to Manchester City Centre and beyond it is ideally located for those looking for an investment purchase. With the potential to be converted into multiple flat with architectural plans already drawn up.

62



£75,000

1 ENTWISTLE STREET, BOLTON, BL2 2RH

Former post office/store with rooms over, new windows/shutters, majority refurbished. The commercial side and flat over represents a fantastic opportunity for business or conversion.

63



£45,000

**87 SYCAMORE AVENUE, WARRINGTON, WA3 3SJ**

Lounge/dining room, kitchen. Three bedrooms, bathroom. Rear garden. Gas central heating and double glazing. To be sold subject to a tenancy - periodic AST from 6/9/18 at £475 per month.

64



£145,000

TWO TREES LANE, HAUGHTON GREEN, M34 7GL

Former Church with potential for alternative uses subject to planning. Could be ideal for community uses, a children's nursery, an office or somewhere to live in... subject to planning of course! Planning submitted for two x 4 bedroom semi detached dwellings.

65



£135,000

**169 SALE ROAD, NORTHERN MOOR, M23 0QP**

Ground floor apartment comprising: secure communal entrance, private hall, open plan kitchen/lounge with appliances and Juliet balcony, master bedroom with walk in wardrobe, second double bedroom and family bathroom. Residents parking in secure gated area. Tenanted: periodic AST from 9/5/13 at £595pcm.

66



£65,000

**64 WILSON STREET, OPENSHAW, M11 2AZ**

Two bedroom terraced house close to the Etihad Stadium comprising: lounge, dining kitchen, bathroom, rear yard. Gas central heating and double glazing. Currently let on a periodic AST from 16/7/13 at £150 per week giving it a yield in the region of 12%!

67



£195,000

107 ELM DRIVE, STRETFORD, M32 9AR

Site with pre-planning application for three detached bungalows. 0.29 Acre rectangular site that could prove a good deal for the builder/investor.

68



£69,000

**47 ABSALOM DRIVE, CHEETHAM HILL, M8 9EQ**

One bedroom ground floor flat with garden to rear. Great investment make no mistake!

69



£120,000

**684 STOCKPORT ROAD, LONGSIGHT, M12 4GB**

Terraced house in two flats. Each flat comprises: lounge, kitchen, bedroom, bathroom. Yard to rear. Independent gas central heating and double glazing. The ground floor is vacant and the first floor is tenanted on a periodic AST from 20/8/18 at £650.00pcm. Fully let the property could produce £1300pcm giving it a potential yield of £14%.

70



£295,000

**1 MELLOR ROAD, CHEADLE, SK8 5AT**

Landmark building to be sold with the benefit of planning for a bar. Ideal for extension of the existing building with a brand new roof terrace and use as bar. The basement space is also ready for tanking. Could suit office space with duplex apartments over- the permutations are many!

71



£135,000

**528A WILMSLOW ROAD, WITHINGTON, M20 4BT**

An extremely spacious and well presented THREE DOUBLE BEDROOMED APARTMENT situated in the heart of Withington Village with lounge, kitchen, shower room. Gas central heating and double glazing. To be sold subject to a tenancy - reportedly let until June 2019 at £1144pcm. Please refer to the legal pack for confirmation.

72



£95,000

1 RUSSELL STREET, HYDE, SK14 2HD

Leasehold industrial/warehouse premises in prominent main road position. Plenty of passing traffic.

73



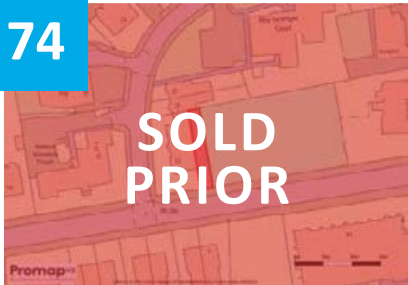
£75,000



5 LILLY STREET, HYDE, SK14 5QS

Surprisingly spacious two bedroom cottage dating back to 1862. Accommodation over two floors with large porch, living room, dining kitchen, utility room and WC on ground floor, two bedrooms and family bathroom on first floor. Off road parking as well!

74



No Reserve

12 RANGE ROAD, MANCHESTER, M16 8ES

Freehold parcel of land.

75



£200,000

2 ABBEY STREET, LEIGH, WN7 1EU

Public house with function hall, snooker hall, office space and meeting rooms. This property is realistically priced and as POTENTIAL written all over it. Having vacant possession the premises may suit residential redevelopment or alternative uses subject to the necessary consents.

76



£60,000



KERSAL ROAD, PRESTWICH, M25 9SN

One bedroom apartment located on the ground floor of this purpose built block. The apartment briefly comprises: a good sized bedroom and living room, fitted kitchen and bathroom. Detached garage and communal gardens. Electric heating, double glazing, communal door key coded for additional security. Tenanted: six month AST from 15/1/19 at £525pcm.

77



£230,000



3C CRUMPSALL LANE, CRUMPSALL, M8 4ED

Three bedroom town house with two reception rooms set on large corner plot. Central heating, double glazing. Vacant on completion

78



£58,000



34 LAKELAND GARDENS, CHORLEY, PR7 2LL

79



£49,000

2 1 1

2 NEVADA STREET, BOLTON, BL1 3SX

For Auction this fantastic investment property! The property is a two bedroom end terrace which has recently received a schedule of refurbishment works.

80

SOLD
PRIOR

£68,000

3 1 2

12 WOOLSTON AVENUE, CONGLETON, CW12 3DY

Mews house occupying an elevated position comprising hall, lounge/dining room, office/bedroom/study with wash basin, kitchen, ground floor wc. Three bedrooms, bathroom. Gardens to front and rear. Gas central heating and double glazing. To be sold with vacant possession. Potential 11-12% yield.

81



£50,000

42-58 WARREN LANE, OLDHAM, OL8 2JE

Vacant parcel of freehold land that may suit development subject to the necessary consents.

82



£250,000

8 1 4

8 BIRCH POLYGON, RUSHOLME, M14 5HX

Eight bedroom, semi detached house with four reception rooms in need of modernisation. To be sold with vacant possession.

83



£150,000

6 0 2

10 BIRCH POLYGON, RUSHOLME, M14 5HX

Six bedroom semi detached house with two reception rooms in need of complete renovation and a partial re-build. To be sold with vacant possession; EPC exempt.

