

EDWARD
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AUCTION



Order of Sale

WEDNESDAY 13 MARCH 2019

REGISTRATION 12PM

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



0161 443 4740
EDWARDMELLOR.CO.UK



Lot
1

9 Wellington Grove, Shaw Heath

Semi-detached with hall, lounge, dining room, kitchen, cellar, four bedrooms, bathroom, rear garden in need of complete modernisation. Desirable location in Shaw Heath close to Stockport Train Station, the M60 and Stepping Hill Hospital



Lot
2

153 Plodder Lane, Farnworth

Larger than average two bedroom terrace ideal for investment or owner occupation. Offering two reception rooms, kitchen, two bedrooms and a bathroom. Double glazed and centrally heated.



Lot
3

59 Belmont Street, Heaton Norris

This two bedroom mid terrace property requires modernisation and is suited to the investor or builder looking for a good return on investment or a profit for resale. It is the proverbial "doer upper" that can be brought back to life in a small timescale.



Lot
4

20 Division Street, Rochdale

Two bedroom bungalow. Lounge, kitchen, bathroom, gardens, off road parking. Gas central heating and double glazing. Situated in a popular location affording easy access to Rochdale Town Centre, shops, schools and amenities.



Lot
5

Land Adjacent to 12 Range Road, Whalley Range

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
6

30 Letham Street, Hathershaw

Two bedroom terraced house with lounge, dining kitchen, utility room, bathroom, loft room with radiator and velux window, yard, gas central heating and double glazing. To be sold subject to a tenancy - periodic AST from 25/2/13 at £440 per month.



Lot
7

Flat over 12 Victoria Parade, Waterfoot

Three storey flat over commercial premises that is currently vacant and ideal for conversion to two flats, subject to pp. In need of a facelift, however resale values for flats are healthy and rental values are in the region £350 - £400 per month



Lot
8

148 Cheetham Hill Road, Dukinfield

Lounge, dining room, kitchen, two bedrooms, bathroom, rear yard, gas central heating, double glazing. Vacant possession. Ready to rent out; previously let at £550 with scope for increase. Close to amenities, schools, Stalybridge, Hyde and Ashton.



Lot
9

49 Melbourne Street, Stalybridge

Former butchers shop and premises in busy town centre location. It needs full on renovation but offers up good space with basement and first floor space that could potentially create a flat, subject to planning of course!



Lot
10

1 Delside Avenue, Moston

Three bedroom semi-detached house. Gas central heating, double glazing, larger than average corner plot, close to all amenities, schools and parks. Potential rental income £700 to £750 per month. Driveway for off road parking.



Lot
11

Land at Buckton Vale Road, Millbrook

To be sold on behalf of trustees. 1.05 acre freehold parcel of land with planning for redevelopment to a single dwelling and associated stabling. The site has been considered suited for those with equestrian interests.



Lot
12

19 Holtby Street, Blackley

Three bedroom semi-detached. Gas central heating, double glazing. Near Moston Lane/Rochdale Road. Local amenities, shops, supermarket, schools, Boggart Hole Clough, North Manchester College and North Manchester General Hospital.



Lot
13

281 Wellington Road South, Stockport

Tenanted terrace property professionally split in two self-contained apartments. One x 1 bedroom and one x 2 bedroom with off road parking. Both units have separate central heating systems and are on separate meters. Producing £14,400 pa.



Lot
14

7 Limeside Road, Hollinwood

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
15

11 Mary Street, Rishton

Two bedroom end terraced with hall, two receptions, kitchen, shower room, office/study/nursery, rear yard, gas central heating and double glazing. Local amenities locally in Rishton with more shops, bars and restaurants in Blackburn



Lot
16

5 Cotton Street, Burnley

Semi-detached bungalow. Lounge, kitchen, two bedrooms, shower room, paved rear yard/garden. Built April 2018 in the popular Rosegrove Area. Highly insulated, energy efficient offering low fuel bills. Potential rent £495.00 pm - yield 10%.



Lot
17

7 Cotton Street, Burnley

Mews bungalow. Lounge, kitchen, two bedrooms, shower room, paved rear yard/garden. Built April 2018 in the popular Rosegrove Area. Highly insulated, energy efficient offering low fuel bills. Potential rent £495.00 pm - yield 10%.



Lot
18

654 Manchester Old Road, Middleton

Three bedroom house, plus double storey substantial outbuilding with shared vehicle access; subject to pp this could be converted to a one bedroom house! Lounge, dining room, kitchen, bathroom, large rear garden, gas central heating and double glazing.



Lot
19

Rear 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
20

4 North Avenue, Bolton

Three bedroom semi-detached. Hall, lounge, dining kitchen, bathroom, gardens front and rear. Sought after residential location convenient for local schools! Vacant possession. Off road parking.



Lot
21

Former Pauls Carpets, Unit 1 Stockfield Road

Detached Single Storey Workshop/Storage Unit NIA circa 130 SQM (1,400 SQFT) located on a secure corner plot enclosed by palisade fencing. Three phase electricity, roller shutter doors, loading bay. Internally: office, WC and kitchen rooms.



Lot
22

133 Cog Lane, Burnley

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
23

257 Stockport Road, Guide Bridge

Well located sizeable premises on busy main road, c14,000 SQFT (1,300 SQM) over two floors on site c0.23 A (0.9 H). Previously used for retail/warehousing it is considered suitable for partial/full residential conversion subject to planning.



Lot
24

Flat 3 Atwood Road, Didsbury

Second floor one bedroom apartment comprising lounge/dining kitchen, bedroom, and bathroom. Parking. Communal gardens. Gas central heating. Tenanted on a 6 month AST at £745.00 pcm/ £8,940 per annum.



Lot
25

Land Between 42/58 Warren Lane, Abbey Hills

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
26

17 Birchfield Avenue, Atherton

Vacant three bedroom 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
27

50 Reddish Lane, Gorton

Lovely 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
28

5 Stanley Street, Tyldesley

Single storey retail premises with basement in town centre location. Circa 51 SQM (548 SQFT) space ground floor. Circa 40 SQM (415 SQFT) basement space. The location has a high amount of passing trade and footfall.



Lot
29

11 Stanley Street, Tyldesley

Ground floor and basement retail premises in town centre location, with a high amount of passing trade and footfall. Circa 50 SQM (540 SQFT) retail space.



Lot
30

36 Hamilton Street, Astley Bridge

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
31

120,122.124.124a 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
32

104 Cameron Street, Leigh

Two bedroom terraced property comprising; hall, lounge and newly fitted dining kitchen with built in oven, hob & extractor, two bedrooms and bathroom/WC. Gas central heating. Courtyard garden, parking to front.



Lot
33

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
34

87 Sycamore Avenue, Golborne

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. Close to Golborne, and in easy reach of local bus routes.



Lot
35

Flat 11 Surrey Lodge, 2-4 Birch Lane

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
36

46 Cliffe Road, Glossop

Vacant semi-detached. Lounge, dining kitchen, two beds, nursery, bathroom, gardens, partial double glazing. Rural location overlooking Glossop Dale. In need of TLC but priced to reflect the work required. Eight week completion or earlier by arrangement.



Lot
37

8-10 Townsend Lane, Anfield

Commercial property set over 3 floors with potential for residential conversion to 6/8 flats or mixed use. Located close to Anfield, where a local football club play and also close to Goodison Park the home of Everton FC (1 mile away) as the crow flies.



Lot
38

212 Tottington Road, Bury

Three bedroom terrace with lounge, kitchen, bathroom, two double bedrooms, heated cellar, small yard to the rear. Double glazing and gas central heated property. Expected rental £5,700 pa. In need of some minor cosmetic upgrading.



Lot
39

Garage to the rear of 190 Buxton Road, Davenport

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
40

29 St James Road, Cheetwood

Vacant semi-detached house convenient for North Manchester Hospital, Salford University, and The Fort Shopping Centre. Lounge, dining kitchen, three bedrooms, bathroom, garden, gated rear access, parking spot, gas central heating, double glazing.



Lot
41

2 Rifle Street, Haslingden

Refurbished end terraced house. Lounge, office, kitchen, bathroom. Three bedrooms. Shared rear yard. Double glazing, gas central heating. Expected rent £6,600pa. It is in an elevated position and is well placed for the health centre, schools and bus routes.



Lot
42

Albert Court, Flat 5 Ashton Road, Lancaster

Three bedroom purpose built apartment in a beautiful semi-rural setting! Recently refurbished to include a new kitchen, new bathroom, gas central heating and double glazing. Tenant agreed on a new AST at £600 pcm, potential gross yield of 12%.



Lot
43

Albert Court, Flat 6 Ashton Road, Lancaster

Three bedroom purpose built apartment in a beautiful semi-rural setting! Recently refurbished to include a new kitchen, new bathroom, gas central heating and double glazing. Tenant agreed on a new AST at £600 pcm, potential gross yield of 12%.



Lot
44

Land at 29-31 Park Grove, Levenshulme

Site with full planning permission for 8 apartments, 2 x two beds and 6 x one beds. Popular location, commanding great rents. One bed flats close by sold at £100,000 in 2014, two bed flats are currently selling between £125,000 and £135,000.



Lot
45

55 Haworth Road, Gorton

Large terraced which has been converted to use as an investment property comprising three flats (two x 1 beds and a studio). Returning when fully let around 8.5% per annum with scope to increase. Great buy to let investors/specialist residential sectors.



Lot
46

82 Market Street, Droylsden

Vacant retail premises with upper floors ideal for refurbishment and investment located on a busy road with plenty of passing traffic and footfall. Double glazed, some uPVC double glazing



Lot
47

118 Droylsden Road, Newton Heath

Tenanted substantial house in three self-contained flats (one x 2 bed and two x 1 beds). We are advised that the income is £15,600pa but have not seen the agreements. Conveniently located for the local health centre, bus routes and Asda super market.



Lot
48

48 Lancaster House, 71 Whitworth Street, Manchester

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
49

98 Two Trees Lane, Denton

Two bedroom garden terrace with loft room. Lounge/dining room, kitchen, bathroom, rear garden, double glazing, gas central heating. Expected rental £7,200pa. Close to Houghton Green village with post office, restaurants and metro-market.



COULD YOU ACHIEVE MORE AT AUCTION?

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