

## ADDITIONAL LOTS – JUNE 2011 – ADDITIONAL LOTS – JUNE 2011

### Lot 51



### 6 Glendevon Place, Whitefield, Manchester M45 6EH

Tenanted two bedroom end mews house

<b>Directions</b>	Off Thatch Leach Lane, Bury Old Road A665
<b>Tenancies</b>	Awaiting sight of tenancy
<b>Accommodation</b>	NOT INSPECTED BUT REPORTED TO BE
<i>Ground Floor:</i>	Porch, lounge with laminate flooring, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Gardens to front and rear
<b>Note</b>	Central heating and double glazing
<b>Viewing</b>	Viewings may be possible; contact Auction Department 0161-443 4740

**Guide Price: £58,000+**

### Lot 52



### 18 Huntroyde Avenue, Tonge Moor, Bolton, Lancashire BL2 2ET

Two bedroom terraced house

<b>Directions</b>	Off Entwistle Street, Ainsworth Lane B6208 off Bury Road A58
<b>Accommodation</b>	NOT INSPECTED BUT REPORTED TO BE
<i>Ground Floor:</i>	Lounge, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Rear yard
<b>Note</b>	Central heating
<b>Possession</b>	Vacant from 18th June
<b>Viewing</b>	The property is tenanted until 18th June, however viewings are available. Please contact the Auction Department on 0161-443 4740

**Guide Price: £48,000+**

you MUST read the notices to prospective buyers!

Lot 53



## 26b Gail Avenue, Heaton Norris, Stockport SK4 2PY

Ground floor one bedroom flat

<b>Directions</b>	In cul-de-sac location off Ashburn Road, Heaton Road, Wellington Road North A6
<b>Accommodation</b>	NOT INSPECTED BUT REPORTED TO BE <i>Ground Floor:</i> Communal entrance hall with intercom system Lounge/dining room with bay window and separate kitchen, one bedroom with storage wardrobe, bathroom, separate storage walk-in cupboard <i>Exterior:</i> Well presented communal gardens
<b>Note</b>	uPVC double glazing and electric storage heaters
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161-443 4740

**Guide Price: £50,000 – £55,000**

email: [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)

0161 443 4740

today's start time is 2.00 pm

Lot 54



## 96 Cyprus Street, Stretford, Manchester M32 8BE

Three bedroom mid terraced house

<b>Directions</b>	Off Derbyshire Lane, Chester Road A56
<b>Accommodation</b>	<i>Ground Floor:</i> Hallway, two reception rooms, kitchen <i>Cellar</i> <i>First Floor:</i> Three bedrooms, bathroom <i>Exterior:</i> Front garden, lawned to rear
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161-443 4740

**Guide Price: circa £70,000**

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Lot 55



## 47 Slade Grove, Longsight, Manchester M13 0SJ

Four bedroom semi detached house

<b>Directions</b>	Off Slade Lane A5079
<b>Accommodation</b>	<i>Ground Floor:</i> Hallway, two reception rooms, kitchen, annexe with additional kitchen and bathroom <i>First Floor:</i> Three bedrooms, bathroom <i>Second Floor:</i> Loft room with bedroom and bathroom <i>Exterior:</i> Front garden, rear yard
<b>Note</b>	Central heating and double glazing
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161-443 4740

**Guide Price: £120,000 – £130,000**

email: [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)

0161 443 4740



today's start time is 2.00 pm

Lot 56



### 3 Woodland Road, Gorton, Manchester M18 7HS

Part tenanted terraced house in two self-contained flats

Income £60.00 per week

Directions	Off Woodland Avenue, Hyde Road A57
Tenancy	Six month AST from 2.6.09 at £60 per week from one flat
Accommodation	<i>Ground Floor:</i> Communal hall, lounge, kitchen diner, bathroom, bedroom <i>First Floor:</i> Landing, lounge, bedroom, kitchen, bathroom <i>Exterior:</i> Rear yard
Viewing	Auction Department 0161-443 4740

**Guide Price: £59,000+**

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## ADDITIONAL LOTS - JUNE 2011 - ADDITIONAL LOTS - JUNE 2011

Lot 57



ON BEHALF OF RECEIVERS

### Second and Third Floor, part Muslim Welfare Association Buildings, Swan Lane/Back High Street, Bolton, Lancashire BL3 6TA

Circa 24,575 sq.ft. (2,282 sq.m.)  
warehousing/light industrial space  
over two floors in partially  
occupied former mill

**allsop**

Rachael Ward MSC MRICS0207  
5426780  
Rachael.Ward@allsop.co.uk

**Directions** Situated in a densely populated residential area with nearby industrial estates, close to Bolton Town Centre and Bolton Muslim Girls' School. Access to the rear is Back High Street, off High Street, off Derby Road A579

**Tenure** The subject floors are held on long leasehold terms of £60 per annum from 1.9.1899 for a term of 899 years

**Accommodation**

<i>Second Floor:</i>	12,666 sq.ft. (1,176 sq.m)
<i>Third Floor:</i>	11,909 sq.ft. (1,106 sq.m)
<i>Exterior:</i>	It is believed that there is a right of communal access and communal parking externally. Refer to legal pack for further information.

**Possession** Vacant on completion      **Viewing** Auction Department 0161-443 4740

**To be Offered at No Reserve**

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