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

Lot 51



#### 6 Glendevon Place, Whitefield, Manchester M45 6EH Tenanted two bedroom end mews house

Directions	Off Thatch Leach Lane, Bury Old Road A665
Tenancies	Awaiting sight of tenancy
Accommodation Ground Floor:	NOT INSPECTED BUT REPORTED TO BE Porch, lounge with laminate flooring, kitchen
First Floor: Exterior:	Two bedrooms, bathroom Gardens to front and rear
Note	Central heating and double glazing
Viewing	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

Directions	Off Entwistle Street, Ainsworth Lane B6208 off Bury Road A58
Accommodation Ground Floor: First Floor: Exterior:	NOT INSPECTED BUT REPORTED TO BE Lounge, kitchen Two bedrooms, bathroom Rear yard
Note	Central heating
Possession	Vacant from 18th June
Viewing	The property is tenanted until 18th June, however viewings are available. Please contact the Auction Department on 0161-443 4740
<b>Guide Price:</b>	£48,000+

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#### you MUST read the notices to prospective buyers!



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

Ground floor one bedroom flat

In cul-de-sac location off Ashburn Road, Heaton Road, Wellington Road North Af		
NOT INSPECTED I Ground Floor:	BUT REPORTED TO BE 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	
Exterior:	Well presented communal gardens	
uPVC double glazing and electric storage heaters		
Vacant on completion		
Auction Department 0161-443 4740		
	NOT INSPECTED F Ground Floor: Exterior: uPVC double gla Vacant on comp	

Guide Price: £50,000 - £55,000

email: auction@edwardmellor.co.uk

0161 443 4740

#### todays start time is 2.00 pm



## Guide Price: circa £70,000

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#### **47 Slade Grove, Longsight, Manchester M13 OSJ** Four bedroom semi detached house

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

Guide Price: £120,000 - £130,000

email: auction@edwardmellor.co.uk

0161 443 4740

#### todays start time is 2.00 pm



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

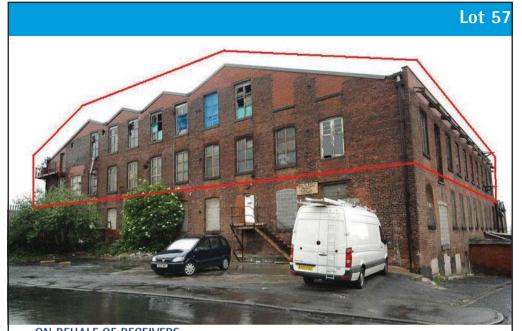
Part tenanted terraced house in two self-contained flats Income £60.00 per week

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

## Guide Price: £59,000+

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



## 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



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 Second Floor: 12,666 sq.ft. (1,176 sq.m) Third Floor: 11.909 sq.ft. (1,106 sq.m) Exterior: 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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