

Tuesday 13th September 2011

Auction start time 2.00 pm

ADDITIONAL LOTS

EDWARD
mellor
auction

0161 443 4740

Lot 47



100 Park Road, Dukinfield,
Cheshire SK16 5LL

Two bedroom terraced house

Directions Park Road is accessed via Wharf Street from King Street A627

Accommodation
Ground Floor: Entrance vestibule, lounge, kitchen diner
First Floor: Landing, two bedrooms
Exterior: Yard to rear with external WC

Note The vendor of this property has a connected interest in Edward Mellor Ltd

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: circa £30,000

Lot 47a



13 Penrhyn Road, Edgeley, Stockport, Cheshire SK3 9NZ

Three bedroom semi detached house

Directions	Off St Lesmo Road, Stockport Road A560
Accommodation	<i>Ground Floor:</i> Entrance hall, lounge, dining room, kitchen <i>First Floor:</i> Landing, three bedrooms, bathroom <i>Exterior:</i> Front and rear gardens, off-road parking
Note connected	Electric heaters and partial double glazing. The vendor of this property has a interest in Edward Mellor Ltd
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £80,000

Additional Lots for September 13th 2011 Auction

Lot 78



27 Campbell Street, Farnworth, Bolton, Lancashire BL4 7NF

Tenanted two bedroom terraced house
Income £399.00 per month

Directions	Off Lorne Street, Egerton Street A575
Tenancies	Twelve month AST from 7.5.11 at £399.00 per month
Accommodation	NOT INSPECTED
Ground Floor:	One reception room, kitchen
First Floor:	Two bedrooms, bathroom
Exterior:	Rear yard
Possession	Vacant on completion
Viewing	External viewing only - the tenant must not be disturbed

Guide Price: circa £35,000

Lot 79



40 Heather Street, Clayton, Manchester M11 4FW

Two bedroom terraced house

Directions	Off John Heywood Street, Bank Street, Ashton New Road A662
Accommodation	NOT INSPECTED BUT REPORTED TO BE
Ground Floor:	One reception room, kitchen
First Floor:	Two bedrooms, bathroom
Exterior:	Rear yard
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £29,000

today's start time is 2.00 pm

Lot 80



12 Alfred Street, Farnworth, Bolton, Lancashire BL4 7JT

Two bedroom end terraced house

Directions	Off Bolton Road A6053
Accommodation	NOT INSPECTED BUT REPORTED TO BE
Ground Floor:	One reception room, kitchen
First Floor:	Two bedrooms, bathroom
Exterior:	Front garden rear yard
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £30,000

Lot 81



Heaton Norris Conservative Club, 19 Hapton Place, Heaton Norris, Stockport SK4 1JN

Former Conservative Club premises
303 sq.m. (3,261 sq.ft) over two floors plus
cellar

Directions	Off Short Street, Cheviot Close off Wellington Road Nth A6
Accommodation	
Ground Floor:	Bar, dance floor, seating, snooker room, WC and store
First Floor:	Dance floor and bar, two rooms, WC, store
Basement:	Cellar
Exterior:	Small side yard
Note	Rates payable at 1.4.2010: £5,500 per annum
Possession	Vacant on completion
Viewing	Auction Dept 0161-443 4740

Guide Price: circa £90,000