### Tuesday 13th September 2011

Auction start time 2.00 pm

# **ADDITIONAL LOTS**



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

### Additional Lots for September 13th 2011 Auction

#### Lot 47a





### 13 Penrhyn Road, Edgeley, Stockport, Cheshire SK3 9NZ Three bedroom semi detached house

Directions	Off St Lesmo Ro	Off St Lesmo Road, Stockport Road A560		
Accommodation	Ground Floor: First Floor: Exterior:	Entrance hall, lounge, dining room, kitchen Landing, three bedrooms, bathroom 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 comp	Vacant on completion		
Viewing	Auction Department 0161-443 4740			

### Guide Price: circa £80,000

#### Additional Lots for September 13th 2011 Auction



#### 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 Ground Floor: First Floor: Exterior:	NOT INSPECTED One reception room, kitchen Two bedrooms, bathroom Rear yard
Possession	Vacant on completion
Viewing	External viewing only - the tenant must not be disturbed

Guide Price: circa £35,000

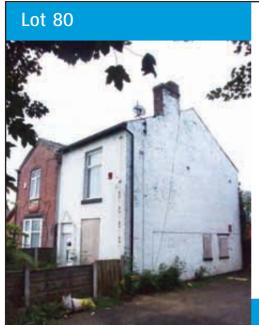


# 40 Heather Street, Clayton, Manchester M11 4FW

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



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

Two bedroom end terraced house

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

#### Guide Price: circa £30,000



### 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