

Tuesday 17th July 2012
Registration from 1.00pm
Auction start time 2.00pm

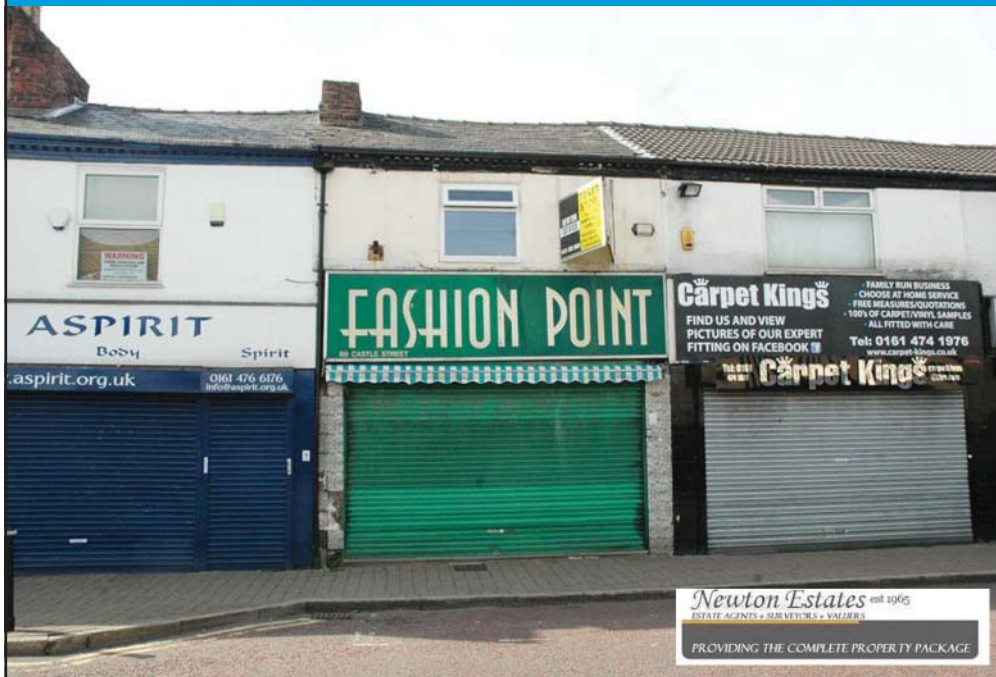
ADDITIONAL LOTS

EDWARD
mellor 0161 443 4740
auCTION

The Point
Lancashire County Cricket Club
Talbot Road, Old Trafford, Manchester M16 0PX

Today's start time is 2:00pm

Lot 30a



69 Castle Street, Edgeley, Stockport, Cheshire, SK3 9AT

Vacant shop with upper parts in busy shopping area

Directions	Castle Street is the main shopping area of Edgeley, the property is located close to the junction with Worrall Street
Accommodation	<i>Ground Floor:</i> Sales area, two rear rooms/storage and WC <i>First Floor:</i> Three rooms <i>Exterior:</i> Pavement fronted, yard to rear
Note	The upper parts may lend themselves to conversion to a self contained flat subject to planning permission. Interested parties are advised to consult with the local planning department directly.
Possession	Vacant
Viewing	Auction Department 0161 443 4740

Guide Price: £40,000 – £50,000

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

Lot 62



28 Penn Street, Moston, Manchester, M40 9NF

Two bedroom terraced house

Directions	Off Kenyon Lane, off Moston Lane
Accommodation (not inspected)	
<i>Ground Floor:</i>	Lounge, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Rear yard
Note	Double glazing
Possession	Tenanted on a twelve month AST from 15/06/11 at £375 per month
Viewing	External viewing only – the tenant must not be disturbed

Guide Price: £36,000+

Lot 63



13 Waverley Road, Moston, Manchester, M9 4LX

Two bedroom terraced house

Directions	Off Church Lane, Off Lightbowne Road near Moston Vale
Accommodation (not inspected)	
<i>Ground Floor:</i>	Lounge, dining room, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>External:</i>	Rear yard
Note	Gas central heating and double glazing
Possession	Tenanted on a six month AST from 10/03/11 at £400 per month
Viewing	External viewing only – the tenant must not be disturbed

Guide Price: £36,000+

Today's start time is 2:00pm

Lot 64



7 Partridge Street, Stretford, Manchester, M32 0SE

Three bedroom semi detached house

Directions	Directly off Chester Road (A56) close to Old Trafford Football Ground
Accommodation	<i>Ground Floor:</i> Entrance hall, ground floor WC, two separate reception rooms, kitchen <i>First Floor:</i> Three good sized bedrooms, bathroom <i>Exterior:</i> Gardens to the front and rear
Note	Gas central heating and double glazing. Easy access to Manchester City Centre.
Possession	Vacant
Viewing	Auction Department 0161 443 4740

Guide Price: £75,000+

Today's start time is 2:00pm

Lot 65

19 Vincent Street, Openshaw, Manchester, M11 2FU

Two bedroom end terrace house



Directions Vincent Street is located off South Street, Bartlett Street, Ashton Old Road (A635)

Accommodation (not inspected)

Ground Floor: Lounge, kitchen

First Floor: Two bedrooms, bathroom

Exterior: Rear yard

Possession Vacant

Viewing Auction Department 0161 443 4740

Guide Price: £28,000

IMPORTANT NOTICE

It is a CRIMINAL OFFENCE to knowingly draw a cheque on an invalid bank account or where there will be insufficient funds to honour it. We reserve the right to give details of any unpaid cheque to the POLICE.

Proof of ID will be required on all successful purchases - photographic identification & proof of address.