



ROGER  
HANNAH  
AUCTIONS

*'The Commercial Property Auctioneers'*

EDWARD  
mellor  
auction

**RESULTS – AUCTION 31<sup>ST</sup> OCTOBER 2012**

**Issue 3**

**TEL: 0161 443 4740**

LOT 1	2 ASHTON STREET & 1 BRIDGE STREET HEYWOOD LANCASHIRE	SOLD AT £45,000
LOT 2	527-529 HYDE ROAD BELLE VUE MANCHESTER	SOLD AT £40,000
LOT 3	49A & 49 DENTON ROAD AUDENSHAW MANCHESTER	SOLD PRIOR
LOT 4	LAND TO REAR OF 37 ALDERLEY ROAD FLIXTON MANCHESTER	SOLD POST
LOT 5	JASMINE WINE BAR 25-29 STATION ROAD URMSTON MANCHESTER	SOLD PRIOR
LOT 6	13-15 EDGE LANE STRETFORD MANCHESTER	AVAILABLE AT £85,000
LOT 7	2 HANOVER STREET STALYBRIDGE CHESHIRE	SOLD PRIOR
LOT 8	THE FORMER BAR AMP 102 SCHOOL ROAD SALE CHESHIRE	NOT OFFERED
LOT 9	21 GILL STREET MOSTON MANCHESTER	AVAILABLE AT £70,000
LOT 10	15 COPSON STREET WITHINGTON MANCHESTER	SOLD AT £79,500
LOT 11	111 REDDISH LANE GORTON/DENTON MANCHESTER	AVAILABLE AT £60,000
LOT 12	72-74 BRADSHAWGATE BOLTON LANCASHIRE	AVAILABLE AT £250,000
LOT 13	168-178 STANLEY GROVE GORTON MANCHESTER	SOLD PRIOR
LOT 14	451-453 LIGHTBOWNE ROAD NEW MOSTON MANCHESTER	SOLD AT £90,000
LOT 15	451 MANCHESTER ROAD HEATON CHAPEL STOCKPORT	AVAILABLE AT £88,000
LOT 16	VICTORIA WORKS BARTON ROAD DUKINFIELD CHESHIRE	SOLD AT £187,000
LOT 17	UNIT 1 CITY POINT 2 156 CHAPEL STREET SALFORD MANCHESTER	SOLD AT £83,000
LOT 18	560-564 OLDHAM ROAD FAILSWORTH MANCHESTER	AVAILABLE AT £130,000
LOT 19	351 BURY OLD ROAD PRESTWICH MANCHESTER	SOLD AT £95,500
LOT 20	NEW CROWN INN PUB 113 HUDDERSFIELD ROAD OLDHAM LANCASHIRE	SOLD POST
LOT 21	43 HEMMONS ROAD LONGSIGHT MANCHESTER	AVAILABLE AT £120,000
LOT 22	LAND AT JUNCTION OF SANDY LANE & PARK ROAD DUKINFIELD CHESHIRE	AVAILABLE AT £225,000
LOT 23	145 BARTON ROAD STRETFORD MANCHESTER	AVAILABLE AT £125,000
LOT 24	UNITS 1, 2 & 3 SHAKESPEARE CRESCENT ECCLES MANCHESTER	AVAILABLE AT £135,000
LOT 25	92-94 YORKSHIRE STREET OLDHAM LANCASHIRE	AVAILABLE AT £169,000
LOT 26	SITE AT HEATHER CLOSE LYME GREEN BUSINESS PARK MACCLESFIELD	SOLD AT £35,000
LOT 27	190 LANGWORTHY ROAD SALFORD MANCHESTER	AVAILABLE AT £95,000
LOT 28	GRALAN HOUSE GREEN LANE ROMILEY STOCKPORT	SOLD AT £207,000

LOT 29	ROBERTS HOUSE 451 CHESTER ROAD OLD TRAFFORD MANCHESTER	AVAILABLE AT £140,000
LOT 30	49 LONDON ROAD HAZEL GROVE STOCKPORT	AVAILABLE AT £80,000
LOT 31	GARAGES 1-17 RUFFORD DRIVE WHITEFIELD MANCHESTER	NOT OFFERED
LOT 32	825 & 827 HOLLINS ROAD OLDHAM LANCASHIRE	NOT OFFERED
LOT 33	722 OLDHAM ROAD FAILSWORTH MANCHESTER	SOLD PRIOR
LOT 34	55 WELLINGTON ROAD SOUTH STOCKPORT CHESHIRE	SOLD POST
LOT 35	195 LANGWORTHY ROAD SALFORD MANCHESTER	NOT OFFERED
LOT 36	17-45 DALE PL & 36-44 LONGRIDGE AVE ST HELENS MERSEYSIDE	NOT OFFERED
LOT 37	10 BRANSFORD ROAD OPENSHAW MANCHESTER	SOLD AT £60,500
LOT 38	7 MURRAY STREET BURNLEY LANCASHIRE	SOLD AT £26,000
LOT 39	43 GRANGE PARK ROAD BLACKLEY MANCHESTER	SOLD AT £58,000
LOT 40	62 WILLIAMS ROAD BURNLEY LANCASHIRE	SOLD AT £36,250
LOT 41	117A CRAB LANE BLACKLEY MANCHESTER	SOLD POST
LOT 42	4B KEIGHLEY ROAD COLNE LANCASHIRE	SOLD AT £75,000
LOT 43	2 EDITH AVENUE RUSHOLME MANCHESTER	SOLD AT £68,250
LOT 44	14 BLACKER STREET BURNLEY LANCASHIRE	SOLD PRIOR
LOT 45	42 HIGHER BENTS LANE BREDBURY STOCKPORT CHESHIRE	SOLD POST
LOT 46	53 HARLEY STREET OPENSHAW MANCHESTER	WITHDRAWN
LOT 47	12 GORSE AVENUE ASHTON UNDER LYNE LANCASHIRE	NOT OFFERED
LOT 48	24 KENYON STREET ABBEY HEY MANCHESTER	SOLD POST
LOT 49	1 LOCKSIDE BLACKBURN LANCASHIRE	SOLD AT £40,250
LOT 50	241 DICKENSON ROAD LONGSIGHT MANCHESTER	AVAILABLE AT £325,000
LOT 51	243 DICKENSON ROAD LONGSIGHT MANCHESTER	AVAILABLE AT £325,000
LOT 52	THE OLD HOUSE AT HOME 74-76 BRAEMAR ROAD FALLOWFIELD MANCHESTER	NOT OFFERED
LOT 53	297 STOCKPORT ROAD GEE CROSS HYDE CHESHIRE	SOLD PRIOR
LOT 54	16 KENYON STREET ABBEY HEY MANCHESTER	SOLD POST
LOT 55	868 HYDE ROAD DEBDALE PARK GORTON MANCHESTER	AVAILABLE AT £200,000
LOT 56	FLAT 1 OLIVIER HOUSE DENMARK STREET ALTRINCHAM CHESHIRE	SOLD PRIOR
LOT 57	8 LARKHILL AVANUE BURNLEY LANCASHIRE	SOLD POST
LOT 58	84 CHAPEL STREET DUKINFIELD CHESHIRE	SOLD POST
LOT 59	56 LINDSAY STREET BURNLEY LANCASHIRE	SOLD AT £30,000
LOT 60	32 BARRINGTON ROAD ALTRINCHAM CHESHIRE	WITHDRAWN
LOT 61	19 DAMIEN STREET LONGSIGHT MANCHESTER	SOLD PRIOR
LOT 62	26 KENYON STREET ABBEY HEY MANCHESTER	SOLD POST
LOT 63	829 HOLLINS ROAD OLDHAM LANCASHIRE	AVAILABLE AT £90,000
LOT 64	1 BEARD ROAD GORTON MANCHESTER	SOLD POST

LOT 65	169 CRESCENT ROAD MANCHESTER	SOLD POST
LOT 66	10 KENYON STREET ABBEY HEY MANCHESTER	SOLD POST
LOT 67	27 HOPWOOD AVENUE MONTON ECCLES MANCHESTER	SOLD AT £84,000
LOT 68	3 TONBRIDGE ROAD LEVENSHULME MANCHESTER	SOLD POST
LOT 69	145 DELAUNEYS ROAD CRUMPSALL MANCHESTER	SOLD POST
LOT 70	56 SELBY STREET OPENSHAW MANCHESTER	AVAILABLE AT £49,000
LOT 71	214 QUEENS ROAD MONSALL MANCHESTER	AVAILABLE AT £45,000
LOT 72	29 WOLSEY STREET RADCLIFFE MANCHESTER	WITHDRAWN

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**Louise McDonald,**  
Auction Director

### LOOK AT THESE RECENT AUCTION SUCCESSSES!



**Adamson Street, Burnley**  
Two bedroom terraced house  
Guide: £25,000  
Sold at £33,000



**Printers Brow, Hollingworth**  
Semi-detached house with gardens  
Guide: £45,000  
Sold at £52,000



**Church Lane, Moston**  
Three bedroom end terrace house  
Guide: £40,000  
Sold at £64,500



**Derby Road, Fallowfield**  
Four bedroom detached house  
Guide: £195,000+  
Sold at £230,000

*"I was delighted with the auction result for my flat, Thanks to Edward Mellor Auctions for their professional service."*  
**Mr L.B., Sale.**  
Guide: **£35,000 Sold at: £80,500**

*"Might I also take this opportunity of thanking you for your sterling advice and manner of conduct of the sale"*  
**Mr L.T., Solicitor, Wilmslow.**  
Guide: **£125,000 Sold at: £165,000**

*"I would not hesitate to recommend Edward Mellor Auction Services. You handled the matter in a very efficient and professional manner."*  
**Mr S.B., Droylsden.**  
Guide: **£65,000 Sold at: £90,000**

*"Many thanks for all your help, prior to and since the auction; it is much appreciated"*  
**Mr B. T., Grappenhall.**  
Reserve: **£90,000 Sold at: £98,000**

*"I would like to say a big 'thank you' to you all for the professional manner in which my property was handled - I would definitely recommend you to anyone who wants to sell quickly."*

**Mr G.S., Rochdale.**  
Guide: **£35,000+ Sold at: £50,000**

*"I am more than happy that I opted to sell through you and Mellors, and the sale prices you have achieved have been fantastic.... And will definitely be using you and your team again in the future along with mentioning your expert attentive service throughout to anyone who I know may be looking for your kind of estate agency and auction services."*

**Mr P.B., Salford.**  
Guide: **£50,000 Sold at: £64,000**