

Wednesday 8th December 2010

Registration from 1.00 pm

Auction start time 2.00 pm

# ADDITIONAL LOTS

EDWARD  
**mellor**  
**auCTION**

Members Suite (located in the main Pavilion)  
Lancashire County Cricket Club  
Talbot Road, Old Trafford, Manchester M16 0PX

today's start time is 2.00 pm

## Ground Rents in Bolton, Lancashire

**Lots 27a to Lots 27e**

125 year head leases and freeholds from 2005

<b>Directions</b>	Off Chorley New Road A673	
<b>Lot 27A</b> <b>FREEHOLDS</b>	20 Hartington Road, Bolton BL1 4DP 5 flats each with a collectable rentcharge of £100 per annum	<b>Guide Price £6,000</b>
<b>Lot 27B</b> <b>FREEHOLDS</b>	27 Hartington Road, Bolton BL1 4DP 3 flats each with a collectable rentcharge of £100 per annum	<b>Guide Price £3,400</b>
<b>Lot 27C</b> <b>HEAD LEASES</b>	30 Wyresdale Road, Bolton BL1 4DN 5 flats each with a collectable rentcharge of £100 per annum	<b>Guide Price £6,000</b>
<b>Lot 27D</b> <b>HEAD LEASES</b>	32 Wyresdale Road, Bolton BL1 4DN 4 flats each with a collectable rentcharge of £100 per annum	<b>Guide Price £4,800</b>
<b>Lot 27E</b> <b>HEAD LEASES</b>	34 Wyresdale Road, Bolton BL1 4DN 4 flats each with a collectable rentcharge of £100 per annum	<b>Guide Price £4,800</b>
<b>Solicitors</b>	Requests for further information regarding these rents may be addressed to: Stephen Browne, Wannop Fox Staffurth & Bray (Solicitors), South Pallant House, South Pallant, Chichester, West Sussex PO19 1TH, Tel: 01243 778844 Fax: 01243 788349 E-mail: <a href="mailto:chichester@wfsblaw.com">chichester@wfsblaw.com</a>	

## Lot 55



## 18 Twigworth Road, Wythenshawe, Manchester M22 1BH

Tenanted two bedroom first floor flat

<b>Directions</b>	Off Kingsholme Road, Oatlands Road, Simonsway from Junction 4 M56
<b>Tenancies</b>	Awaiting sight of tenancy
<b>Accommodation</b>	NOT INSPECTED BUT REPORTED TO BE
<i>First Floor:</i>	Kitchen, bathroom, living room, two bedrooms
<i>Exterior:</i>	Rear garden, off road parking
<b>Note</b>	Gas central heating, uPVC double glazing
<b>Viewing</b>	External viewing only - the tenant must not be disturbed

**Guide Price: £50,000+**

you MUST read the notices to prospective buyers!

## 12 High Peak Road, Ashton under Lyne, Lancashire OL6 9BJ

Vacant two bedroom end terraced house

<b>Directions</b>	Off Ashbourne Drive, Gorsey Lane, Mossley Road A670
<b>Accommodation</b>	NOT SEEN BUT REPORTED AS
<i>Ground Floor:</i>	Living room, dining room, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Gardens to front, side and rear, brick outbuilding at rear
<b>Note</b>	Mostly uPVC double glazed
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161-443 4740

**Guide Price: £55,000+**

**Lot 56**



## 200 Longshaw Street, Warrington WA5 0JD

Vacant three bedroom terraced house

<b>Directions</b>	Off Hawleys Lane, Winwick Road A49
<b>Accommodation</b>	NOT INSPECTED BUT REPORTED TO BE
<i>Ground Floor:</i>	Hall, living room, kitchen
<i>First Floor:</i>	Three bedrooms, bathroom
<i>Exterior:</i>	Gardens front and rear, driveway
<b>Note</b>	uPVC double glazing
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161-443 4740

**Guide Price: £43,000+**

**Lot 57**



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0161 443 4740

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## Lot 58



### 35 Tressel Drive, Sutton Manor, St Helens, Merseyside WA9 4BS

Vacant three bedroom semi detached house

<b>Directions</b>	Off Walkers Lane, Forest Road, Micklehead Green, St Helens Linkway A57
<b>Accommodation</b>	NOT SEEN BUT REPORTED AS
<i>Ground Floor:</i>	Three reception rooms, kitchen
<i>First Floor:</i>	Three bedrooms, bathroom/WC
<i>Exterior:</i>	Gardens front and rear, driveway
<b>Note</b>	Gas central heating, uPVC double glazing
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161-443 4740

**Guide Price: £85,000+**

## Lot 59



### 23 Old Road, Ashton in Makerfield, Lancashire WN4 9BG

Vacant two bedroom terraced house

<b>Directions</b>	Off Wigan Road A5062
<b>Accommodation</b>	NOT SEEN BUT REPORTED AS
<i>Ground Floor:</i>	Living room, dining room, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom and separate WC
<i>Exterior:</i>	Front garden, rear yard with garage
<b>Note</b>	uPVC double glazing
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161-443 4740

**Guide Price: £45,000+**

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## 43 Ringway Road, Gateacre, Liverpool L25 3QS

Vacant two bedroom terraced house

**Directions** Off Lee Hall Road, Kings Drive, Childwall Valley Road B5178

**Accommodation** NOT SEEN BUT REPORTED  
*Ground Floor:* Living room, kitchen  
*First Floor:* Two bedrooms, bathroom  
*Exterior:* Driveway to front with space for two cars, rear garden

**Note** Gas central heating, uPVC double glazing

**Possession** Vacant on completion

**Viewing** Auction Department  
0161-443 4740

**Guide Price: circa £70,000**

**Lot 60**



## 11 Hertford Close, Halewood, Liverpool L26 1XY

Vacant three bedroom semi detached house

**Directions** Off Wood Road, Higher Road A562

**Accommodation** NOT SEEN BUT REPORTED  
*Ground Floor:* Hall, living room, dining room, kitchen  
*First Floor:* Three bedrooms, bathroom  
*Exterior:* Front and rear gardens, off road parking space

**Note** Gas central heating, part uPVC double glazed

**Possession** Vacant on completion

**Viewing** Auction Department  
0161-443 4740

**Guide Price: £85,000+**

**Lot 61**



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## Lot 62



## 13 Wainwright Grove, Garston, Liverpool L19 2LH

Vacant three bedroom terraced house

<b>Directions</b>	Off St Marys Road, Garston Way A561
<b>Accommodation</b>	NOT SEEN BUT REPORTED AS
<i>Ground Floor:</i>	Hall, living room, dining room, kitchen, bathroom
<i>First Floor:</i>	Three bedrooms
<i>Exterior:</i>	Walled front garden, rear yard
<b>Note</b>	uPVC double glazing
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £70,000+**

## Lot 63



## 26 Cornwall Street, Chester CH1 3JF

Vacant two bedroom terraced house

<b>Directions</b>	Off St Anne Street, Hoole Way A56
<b>Accommodation</b>	NOT INSPECTED BUT REPORTED TO BE
<i>Ground Floor:</i>	Living room, dining room, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Rear yard
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161-443 4740

**Guide Price: £80,000+**

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## 25 Black Friar Court, St Simon Street, Salford, Manchester M3 7ES

Lot 64

Vacant two bedroom second floor flat

**Directions** Off Great Clowes St A6041

**Accommodation** NOT INSPECTED BUT REPORTED TO BE

*Second Floor:* Hall, living room, kitchen, two bedrooms, bathroom

*Exterior:* Communal gardens, secure parking available

**Note** uPVC double glazing, electric heating

**Possession** Vacant on completion

**Viewing** Auction Department  
0161-443 4740

**Guide Price: circa £40,000**



## 14 Kenworthys, Bath Street, Southport, Merseyside PR9 0DW

Lot 65

Vacant one bedroom first floor flat

**Directions** Off Bold Street, Lord Street A565

**Accommodation** NOT INSPECTED BUT REPORTED TO BE

*First Floor:* Hallway, living room, kitchen, bedroom, bathroom

*Exterior:* Communal garden, parking area to front

**Note** Communal central heating system

**Possession** Vacant on completion

**Viewing** Auction Department  
0161-443 4740

**Guide Price: £40,000+**



email: [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)

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Other Services:

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# EDWARD mellor auction

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Fax: 0161 480 8280

Catalogue Hotline: 09067 301010

(Calls cost £1 per minute and should  
take no longer than 1 minute)

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