

**Lot 40a**



**51 Reddish Lane, Gorton,  
Manchester M18 7JH**

**Tenanted three bedroom terraced house  
Income £130 per week**

**Directions** On B6167 off Hyde Road A57

**Tenancies**

Two concurrent tenancy agreements are in place, each one a twelve month AST from 6.1.11 at £65.00 per week.

**Accommodation**

*Ground Floor:* Hallway, two reception rooms, large dining kitchen, utility area, WC  
*First Floor:* Three bedrooms, bathroom  
*Basement:* Cellars  
*Exterior:* Rear yard

**Note** The property is partially double glazed and central heated

**Viewing** Auction Department 0161-443 4740

**Guide Price: circa £50,000**

**Lot 63a**



**3 Woodland Road, Gorton,  
Manchester M18 7HS**

**Part tenanted terraced house in two  
self-contained flats**

**Directions** Off Woodland Avenue,  
Hyde Road A57

**Tenancy** Awaiting sight of tenancy  
agreement for one flat

**Accommodation**

*Ground Floor:* Communal Hall, lounge,  
kitchen diner, bathroom  
*First Floor:* Landing, lounge, bedroom,  
kitchen, bathroom  
*Exterior:* Rear yard

**Viewing** Auction Department  
0161-443 4740

**Guide Price: £65,000+**

Lot 41a



## 671 Manchester Road, Denton, Manchester M34 2NA

Approximately 1,110 sq.ft of vacant office premises



**Directions** On main A57 Manchester Road close to pedestrian crossing and only three miles from Manchester city centre and approximately a quarter of a mile from Junction 1 of M67 and Junction 24 of M60 motorways.

**Planning** The property has A1 classification but may be suitable for A2, A3 or A5 usage subject to the necessary consents. Interested parties are advised to consult with the local planning department directly at: Tameside MBC, Council Offices, Wellington Road, Ashton under Lyne, OL6 6DL (0161 342 4460)

**Accommodation**

<i>Ground Floor:</i>	Retail Zones 37.7 sq.m., Reception 17.40 sq.m., Storage, kitchen and staff WCs
<i>First Floor:</i>	Two offices 34.5 sq.m., storage areas and staff WCs
<i>Second Floor:</i>	Attic room and store room
<i>Total Area:</i>	117.7 sq.m.

**Note** All prices are exclusive of, but may be liable to VAT; please refer to the legal pack for clarification

**Possession** Vacant on completion    **Viewing** Auction Department 0161- 443 4740

**Guide Price: £100,000 - £120,000**

Lot 69a



**1119 Hyde Road, Debdale Park, Gorton, Manchester  
M18 7LN**

Vacant three bedroom semi detached house

<b>Directions</b>	On main A57
<b>Accommodation</b>	<i>Ground Floor:</i> Hallway, through lounge, kitchen <i>First Floor:</i> Three bedrooms, bathroom <i>Exterior:</i> Gardens front and rear, driveway
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161-443 4740

**Guide Price: circa £80,000**