

Residential Auction
Wednesday 1st May 2013
Registration from 1.00pm
Auction start time 2.00pm

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

0161 443 4740

www.edwardmellor.co.uk/auction

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65-81 St Petersgate, Stockport, Cheshire, SK1 1DS

Openwork



Start time is 2:00pm

Lot 84

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21 Lowton Avenue, Moston, Manchester M9 4LH

Two bedroom mid terrace property

Directions	Turn off Church Lane on Moston Vale onto Norman Road West and right onto Lowton Avenue
Accommodation	Ground Floor: Hallway, two separate reception rooms, fitted kitchen First Floor: Two bedrooms with built in cupboards, modern bathroom Externally: Pavement fronted, small yard to rear
Notes	The property has double glazing, central heating and is alarmed
EPC rating	Band D
Possession	Vacant
Viewing	Auction department 0161 443 4740

Guide Price: £50,000 - £55,000

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Lot 85



58 Venture Scout Way, Cheetham Hill, Manchester M8 8SY

Three bedroom semi detached property

Directions	Off Marlborough Road (A6010)
Accommodation	Ground floor: Entrance porch, cloak-room/wc, lounge, dining kitchen First floor: Three bedrooms, bathroom Exterior: Gardens to the front and rear. Parking space to rear
Note	Gas central heating and double glazing. The vendor of this property is a director of Edward Mellor Ltd
EPC Rating	D
Possession	Vacant
Viewing	Auction Department 0161 443 4740

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Guide Price: £75,000 +

email: auction@edwardmellor.co.uk

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Lot 86



36 Carberry Road, Gorton, Manchester M18 8PG

Two bedroom bay fronted terrace property

Directions Turn off the A57 Hyde Road onto Chapman Lane and third right onto Carberry Road

Accommodation Ground Floor: Hallway, two reception rooms, kitchen
First Floor: Two bedrooms, bathroom (former bedroom) and smaller bathroom
Externally: Small front garden, yard to rear

EPC On order

Possession Vacant

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Guide Price: £45,000

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