



# ROGER HANNAH AUCTIONS

*'The Commercial Property Auctioneers'*

**18th September 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 4747**

[www.rogerhannahauctions.co.uk](http://www.rogerhannahauctions.co.uk)

**0161 443 4740**

[www.edwardmellor.co.uk/auction](http://www.edwardmellor.co.uk/auction)

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

EDWARD  
**mellor**  
**auCTION**

**Openwork**



Lot 92a

Guide Price £125,000 +



**334 Plymouth Grove, Longsight, Manchester M13 0LX**

**Vacant five/six bedroom terrace property,**

**Directions** Plymouth Grove is located off Stockport Road (A6)

**Accommodation** Ground Floor: Two rooms, refitted kitchen, bathroom  
First Floor: Four bedrooms, bathroom  
Second Floor: Loft room with staircase (building regs not verified)  
Externally: Small front garden, yard to rear

**Notes** The property is double glazed and centrally heated

**EPC rating** Rated E

**Possession** Vacant on completion

**Viewing** Auction department 0161 443 4740

Lot 92b

Guide Price £450,000 to £500,000



**16 & 18 Mellaieu Street, Middleton, Manchester M24 5DN**

**Pair of HMO properties let to UK Border**

**Directions** Mellaieu Street is off Rochdale Road/Long Street (A664) near Middleton Town Centre

**Details** We have not been able to inspect the properties but are advised the following:

**16 & 18 Mellaieu** 16: 7 x 1 bedroom bedsits with en-suite facilities, 1 x 2 bedroom bedsits with en-suite facilities  
18: 7 x 1 bedroom bedsits with en-suite facilities, 1 x 2 bedroom bedsits with en-suite facilities

**Externally** Garden to front, yard to rear

**EPC ratings** On order

**Possession** Tenanted, full lease information will be provided in the legal pack

**Viewings** Strictly by appointment with the auction department 0161 443 4740



**Lot 92c**

**Guide Price £42,000 +**



**2 Scarborough Street, Moston, Manchester M40 9JT**

**Two bedroom end terraced property**

**Directions** Off Moston Lane, off Rochdale Road (A664)

**Accommodation** Not inspected  
 Ground floor: Hall, lounge, dining room, kitchen  
 First floor: Two bedrooms, bathroom  
 Exterior: Rear yard

**Note** Gas central heating

**EPC Rating** E

**Possession** Tenanted - let on a six month AST from 07/05/13 at £495pcm

**Viewing** Strictly external viewing only, the tenants MUST NOT be disturbed

**Lot 92d**

**Guide Price £40,000 +**



**107 Fernclough Road, Harpurhey, Manchester M9 5UJ**

**Two bedroom terraced property**

**Directions** Off Lathbury Road, off Rochdale Road (A664)

**Accommodation** Not inspected  
 Ground floor: Lounge, dining room, kitchen  
 First floor: Two bedrooms, bathroom  
 Exterior: Rear yard

**Note** Gas central heating

**EPC Rating** D

**Possession** Tenanted - let on a six month AST from 05/10/12 at £411pcm

**Viewing** Strictly external viewing only, the tenants MUST NOT be disturbed

## **DO YOU NEED HELP WITH A PLANNING APPLICATION?**

AT MELLORDOWD WE UNDERSTAND THAT GETTING THE RIGHT DECISION FOR YOUR APPLICATION IS VERY IMPORTANT. WITH OVER **30 YEARS** EXPERIENCE, WE ARE EXPERTS IN HELPING COMPANIES LIKE YOURS ACHIEVE THEIR GOAL.

### **MELLORDOWD CAN ASSIST WITH**

- **APPLICATIONS**
- **APPEALS**
- **APPRAISALS**
- **ADVICE**
- **CONSULTATIONS**
- **CERTIFICATES OF LAWFULNESS**
- **NEGOTIATIONS**



**0161 443 4290**