

Available at our Next Auction



41 Station Road, Crumpsall, Manchester M85EB

Substantial end terrace property.

Directions Off Crumpsall Lane, off Bury Old Road (A576)

PRELIMINARY ANNOUNCEMENT To be offered in our next auction taking place on 22 July 2015 unless sold prior.

Located over three floors, the property benefits from planning permission allowing the conversion into 3 no. self-contained apartments with car parking to front and rear and associated alterations.

Date of application: 3 September 2013
Application number: 103484/FO/2013/
N1

OUR NEXT AUCTION DATES

2015 Auction Dates

Wednesday 22nd July

Wednesday 16th September

Wednesday 28th October

Tuesday 8th December

Closing date for entries

23rd June

18th August

29th September

10th November

Venue:

AJ Bell Stadium
1 Stadium Way,
Eccles, M30 7EY



EDWARD
mellor

Additional Lots

Lot 65

Guide Price: £125,000+



2 Eveside Close, Cheadle Hulme, Cheadle SK85RW

Two bedroom detached bungalow on sizeable plot.

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|----------------------|---|
| Directions | Off Edenbridge Road, off Twining Brook Road |
| Accommodation | Ground Floor: Porch, hallway, living room, fitted kitchen, two double bedrooms and a bathroom. Lean to off the lounge. Exterior: Lawn gardens to three sides, driveway and semi-detached garage. |
| Notes | Central heating (not tested). The property was built circa 1980 and located on the Welmar Development: there is a levy of circa £180.00 per annum for the social club for residents. |
| EPC rating | On order |
| Possession | Vacant on completion |
| Viewing | Auction department 0161 443 4740 |

Lot 66

No Reserve



**Ground Rents only
Building not for sale**

Ground Rents At, Eagle Parade, Buxton SK176EQ

Portfolio of four ground rents.

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|-------------------|---|
| Directions | Eagle Parade off the A515, Terrace Road/High Street Buxton |
| Details | The lot being offered comprises a mixed portfolio of rents on commercial and residential property at 6 Eagle Parade, Buxton. |
| Rents | The three flats pay £50 per annum each. The shop pays a peppercorn rent. |
| Notes | Landlord responsible for insurance & management: Current premium £1,853 on £1,650,000 insured: refer to legal pack for clarification. |
| Possession | Ground rents only |
| Viewing | The properties cannot be viewed under any circumstances |

Lot 67

Guide Price: £140,000+



9 Wellington Avenue, Whalley Range, Manchester M16 8JG

Four bedroom terrace property.

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|----------------------|--|
| Directions | Off Clarendon Road, off Withington Road, off Wilbraham Road (A6010) |
| Accommodation | Not inspected Ground floor: Lounge, dining room, kitchen First floor: Three bedrooms, bathroom Second floor: Bedroom Exterior: Rear yard |
| Note | Double glazing |
| EPC Rating | G |
| Possession | Tenanted - please refer to the legal pack for more information |
| Viewing | Strictly external viewing only, the tenants MUST NOT be disturbed |