



Pickmere Close | Droylsden | M43 7FF

EDWARD
mellor

TO BE SOLD BY ONLINE AUCTION ON 26TH MARCH 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

17 Pickmere Close, Droylsden, M43 7FF.

Terraced house with hall, through lounge and dining room, kitchen, three bedrooms and bathroom. Gardens to front and rear. Gas central heating and partial double glazing. Vacant possession. Close to local shops on Market Street, schools such as Moorside Primary Academy, transport links and also within walking distance of Droylsden centre.

Additional Information

Here are a handful of similar properties taken from Land Registry which have sold close by:

13 Kershaw Lane M34 5WS sold on 19/07/2023 for £205,000 Terraced 3 beds 0.42 mi

2 Crossland Road M43 7AQ sold on 30/05/2023 for £211,000 Terraced 3 beds 0.23 mi

11 Sherwood Avenue M43 7JJ sold on 17/01/2023 for £213,500 Terraced 3 beds 0.45 mi

The Metrolink offers ease of access into Manchester centre, The Etihad Campus including the Velodrome and the newly opened Co-op Live which is the UK's biggest indoor arena making this ideal for anyone thinking of an Airbnb.

Rental values in the area are in the region of £1000 per month. EPC rating D.

Auction consultant dealing with this property

Freya Bashir

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk

IMPORTANT INFORMATION

- Council Tax Band: A
- Tenure:Freehold



While every effort has been made to ensure the accuracy of the floor plan, the agent does not warrant its accuracy. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions.

The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.



Auction Office
Mellor House,
65-81 St Petersgate,
Stockport,
SK1 1DS