



Woodland Avenue | Gorton | M18 7HX

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TO BE SOLD BY ONLINE AUCTION ON 15TH MAY 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

27 Woodland Avenue, Gorton, M18 7HX.

Terraced house in need of some good old-fashioned TLC set on one of the most popular roads in Gorton. Hall, lounge, dining room, kitchen, two double bedrooms and bathroom. Rear yard. Gas central heating and double glazing. Vacant possession. Ideally located close by to many amenities along the A6 including the large Tesco and Gorton Market.

\*\* VIRTUAL VIEWING AVAILABLE \*\*

### Additional Information

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

14 Reddish Lane M18 7JN sold on 14/02/2023 for £188,000 Terraced 2 beds 0.15 mi

19 Fellbrigg Close M18 7QU sold on 20/01/2023 for £180,000 Terraced 2 beds 0.74 mi

For commuters, access to the M60 motorway is just a couple of minutes up the road. Ryder Brow Train Station is within walking distance with links directly to Manchester City Centre.

Debdale Park and the nearby Fallowfield Loop offer handy retreats from busy life. This is a 14km long off-road path used by pedestrians and cyclists running from Chorlton-cum-Hardy through Fallowfield and Levenshulme to Gorton and Fairfield in the east of Manchester.

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

### Auction consultant dealing with this property

Molly Hasan

### 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](http://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](mailto:auction@edwardmellor.co.uk)



## IMPORTANT INFORMATION

- Council Tax Band: A
- Tenure: Freehold



*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.*



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