



Hillcrest Drive | Levenshulme | M19 2RX

EDWARD
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TO BE SOLD BY ONLINE AUCTION ON 24TH APRIL 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

35 Hillcrest Drive, Levenshulme, M19 2RX.

Semi detached house with hall, lounge, dining room, kitchen, three bedrooms and bathroom. Massive rear garden. Gas central heating and partial double glazing. Vacant possession. Located right on the border with Heaton Chapel and close to the A6 which offers superb public transport links into both Stockport and Manchester. Both Highfield Country Park and Cringle Park are also within easy reach.

** VIRTUAL VIEWING AVAILABLE **

Additional Information

Here are a couple of fully modernised properties taken from Rightmove which are close by and SSTC:

£390,000 - 3 bedroom semi-detached house for sale - Hillcrest Drive, Levenshulme M19 2RX

£370,000 - 3 bedroom semi-detached house for sale - Milford Drive, Levenshulme M19 2RY

Levenshulme has been touted as Manchester's most up and coming area for years but it has now actually happened! It's got all the key ingredients – rail station, brand new library, outstanding schools, a range of eclectic boutique eateries, leafy parks and street upon street of Victorian terraces and semis. It has now got that host of other elements that add up to a local 'lifestyle' and which together make it an attractive alternative to other more expensive south Manchester suburbs.

Rental values in the area are in the region of £1300 to £1400 per month. EPC rating C. Sold as seen.

Auction consultant dealing with this property

Kieran Mathieson

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

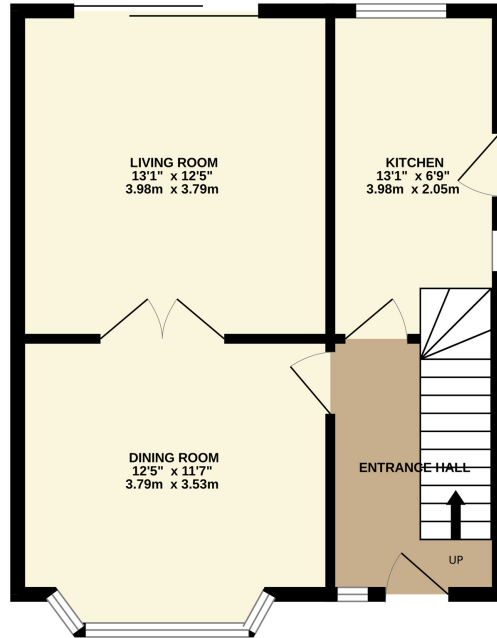
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the 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



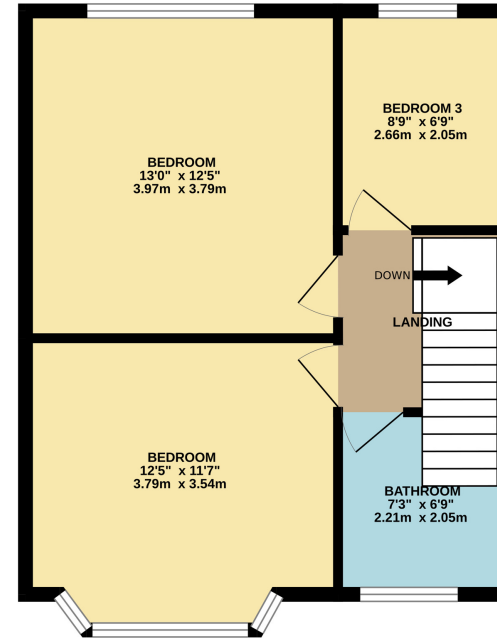
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Years Remaining on the Lease : 908 Years

EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS
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E: auction@edwardmellor.co.uk



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