



Canberra Street | Clayton | M11 4NL

EDWARD  
**mellor**



TO BE SOLD BY ONLINE AUCTION ON 12TH JUNE 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

31 Canberra Street, Clayton, M11 4NL.

Tenanted terraced house with lounge, dining room, kitchen, two bedrooms and bathroom. Rear yard, loads of on-street parking. Gas central heating and double glazing. Let on a periodic AST from 10/07/23 at £700 per month. Please respect the tenant's privacy. Really popular area with the Metrolink on the doorstep and the M60 just down the road, the house is also within easy access of Manchester City Centre and overlooks Kingsbury Road Park.

## Additional Information

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

14 Winslow Street M11 2AY sold on 07/08/2023 for £150,000 Terraced 2 beds 0.72 mi

665 Ashton New Road M11 4QJ sold on 09/06/2023 for £163,000 Terraced 2 beds 0.06 mi

7 Stanton Street M11 4NH sold on 27/01/2023 for £146,000 Terraced 2 beds 0.08 mi

The property is located close to Manchester City FC Academy and Etihad Stadium complex, the new Co-op Live Arena making it ideal for an Airbnb or HMO (subject to licensing). For families there are schools ranging from sixth form to nurseries along with local amenities including the large ASDA super store, the historic Clayton Hall and Hewlett Johnson Playing Fields. Rental values in the area are in the region of £800 per month. EPC rating C.

## 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.

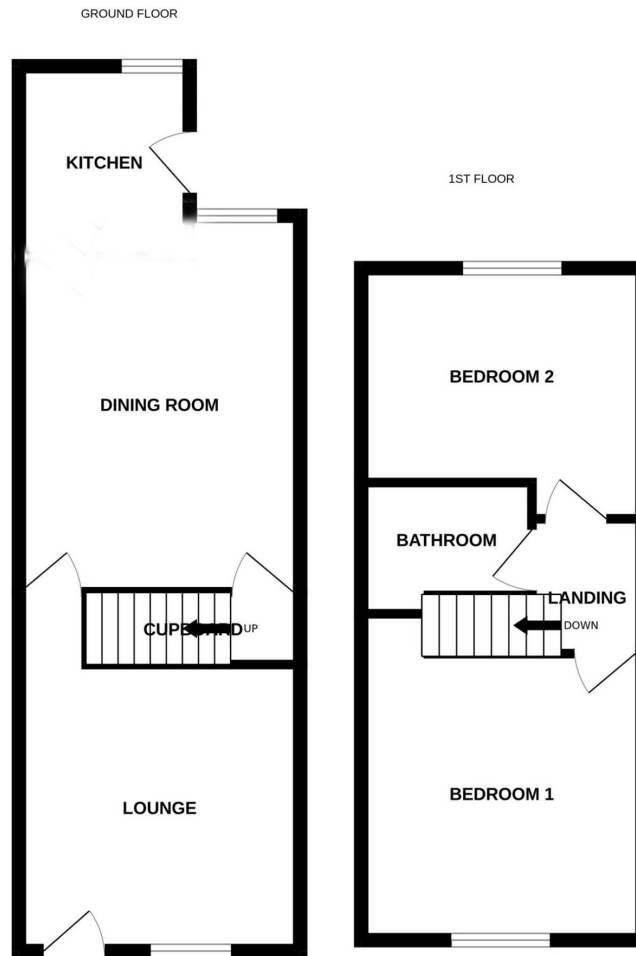
## Important notice

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)



# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



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: A
- Tenure:Freehold

## EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS  
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*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.*