



Brocklehurst Street | Moston | M9 4WQ

EDWARD
mellor



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

12 Brocklehurst Street, Moston, M9 4WQ.

Terraced house with hall, lounge, dining room, kitchen, two bedrooms and bathroom. Rear yard with access to green common land. Gas central heating and double glazing. Vacant possession. Located within walking distance of Moston Vale Park and Garden, the property sits approximately five miles from Manchester city centre and is serviced by ample transport links and commuter services. There are a good range of shops, schools and amenities.

** VIRTUAL VIEWING COMING SOON **

Additional Information

Here are some similar properties taken from Land Registry which have sold close by:

5 Stovell Road M40 9LL sold on 01/09/2023 for £132,500 Terraced 2 beds 0.26 mi

24 Joan Street M40 5FP sold on 28/07/2023 for £141,000 Terraced 2 beds 0.30 mi

Situated close to the heart of Moston which has plenty of well-known stores including Asda and Farmfoods, it is also ideally located for Manchester Communication Academy, Abraham Moss School, Manchester Creative & Media Academy, The Co-operative Academy of Manchester and North Manchester General Hospital. Rental values in the area are in the region of £850 to £900 per month. EPC rating C.

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

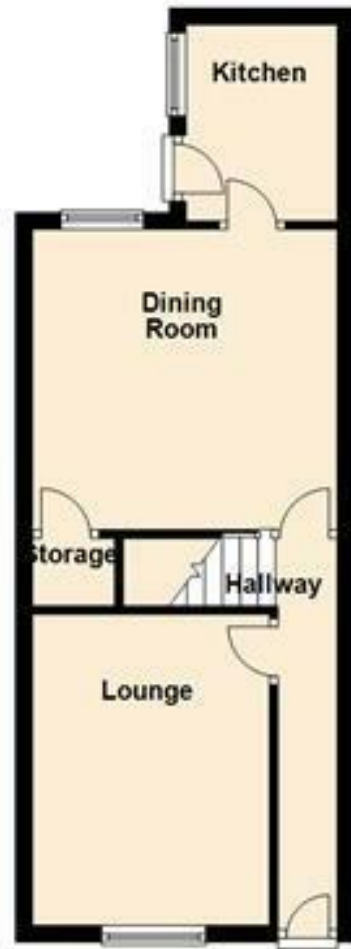
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the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



First Floor

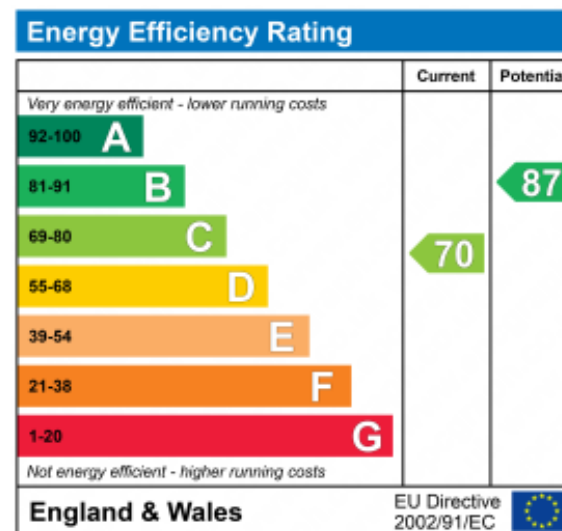


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Important Information

- Council Tax Band: A
- Tenure:Freehold

EPC Rating



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