



Thatch Leach Lane | Whitefield | M45 6FN

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TO BE SOLD BY ONLINE AUCTION ON 14TH AUGUST 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

127 Thatch Leach Lane, Whitefield, M45 6FN.

Extended semi detached house with spacious hall, lounge, dining room, morning room, dining kitchen which runs the whole length of the property, three bedrooms and bathroom. Rear garden. Gas central heating and double glazing. Vacant possession. Located on the highly desirable Thatch Leach Lane in Whitefield.

Additional Information

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

58 Kenilworth Avenue M45 6TR sold on 02/08/2023 for £305,000 Semi-Detached 3 beds 0.24 mi

7 Prestfield Road M45 6BD sold on 24/07/2023 for £320,000 Semi-Detached 3 beds 0.14 mi

125 Thatch Leach Lane M45 6FN sold on 02/06/2023 for £300,000 Semi-Detached 3 beds 0.00 mi

8 Ridge Crescent M45 8FN sold on 06/03/2023 for £347,500 Semi-Detached 4 beds 0.06 mi

Situated in a prime location, this property offers convenient access to a range of local amenities, including supermarkets, shops, and good schools such as Whitefield Community Primary School, making it ideal for families. Commuting is made easy with the M62 motorway just a short drive away and Prestwich is also easily accessible with its variety of bars, cafes and restaurants. Both Fusiliers Meadow and Thatch Leach Playing Ground are within walking distance. Tenant ready property rental values in the area are in the region of £1100 to £1400 per month. EPC rating D. 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.

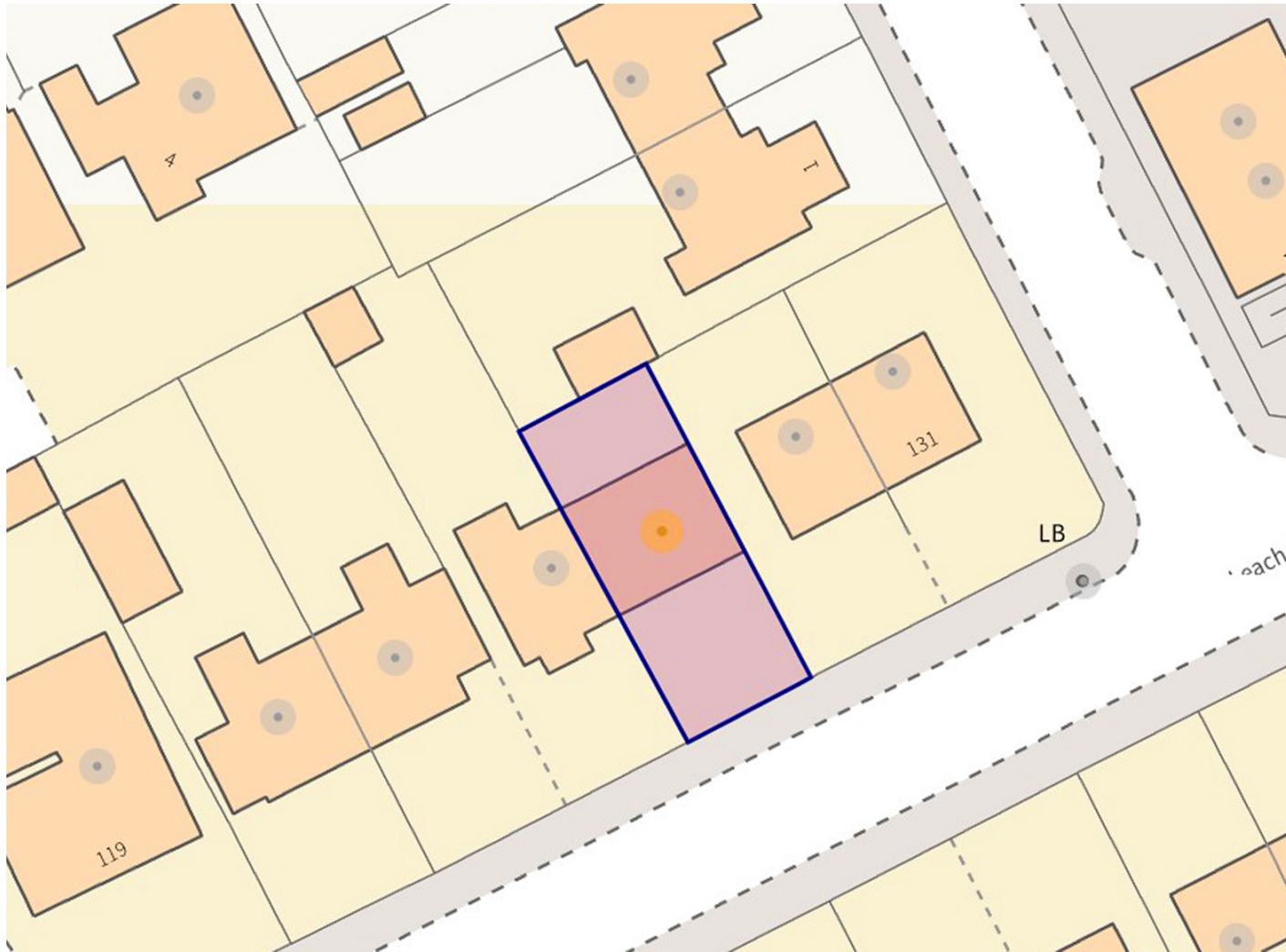
Important notice

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



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Important Information

- Council Tax Band: B
- Tenure: Freehold

EPC Rating

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