



Flat 1, 22a Greenbrow Road, Baguley | Wythenshawe | M23
1EX

EDWARD
mellor



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

Flat 1, 22a Greenbrow Road, Wythenshawe, M23 1EX.

First floor flat with hall, lounge, kitchen with built in oven and hob, two bedrooms and bathroom. Private communal parking to rear. Electric heating and double glazing. Vacant possession. Close to the Metrolink system with direct access to Manchester, Wythenshawe Hospital and Manchester Airport. For the commuter, access to the nearby motorway network is literally a minute away.

**** VIRTUAL VIEWING AVAILABLE ****

Additional Information

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

60, Oakcliffe Road, M23 1DA sold on 13/10/2023 for £122,250 Flat 2 beds 0.47 mi

104, Cotefield Road, M22 1UG sold on 11/09/2023 for £110,000 Flat 2 beds 0.97 mi

The property is situated not far from Wythenshawe Park which offers lots of green space including woods, meadows, a playground, sports amenities and a farm with horse-riding as well as Altrincham Town Centre with its famous markets and an abundance of shops, bars and restaurants. Similar property rental values in the area are in the region of £900 per month for a one bedroom and £1100 per month for a two bedroom. EPC rating D.

Auction consultant dealing with this property

Freya Bashir

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

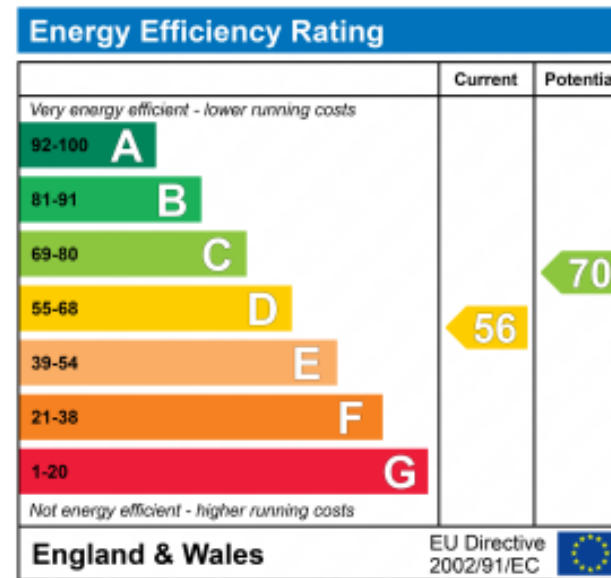
Floorplan not available

www.edwardmellor.co.uk

Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 979 Years

EPC Rating



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



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