



Sweetnam Drive | Clayton | M11 4ET

EDWARD  
mellor



TO BE SOLD BY ONLINE AUCTION ON 11TH SEPTEMBER 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

5 Sweetnam Drive, Clayton, M11 4ET.

Terraced house with porch, hall, ground floor WC, lounge, dining room, re-fitted kitchen with built in oven and hob, THREE bedrooms and re-modelled bathroom with separate stand-alone shower cubicle. Manageably sized rear garden. Gas central heating and new double glazing. Vacant possession. Off-street parking to front with dropped curb, providing enough space for two average-sized vehicles. There are bus stops to Manchester and Ashton and also the Metrolink just a short walk away. The large Asda Eastlands superstore is close by and there are various local shops and an Aldi. All in all a fantastic investment opportunity - one not to be missed in our opinion!

\*\* VIRTUAL VIEWING AVAILABLE \*\*

## Additional Information

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

42 John Heywood Street M11 4FN sold on 16/06/2023 for £180,000 Terraced 3 beds 0.09 mi

922 Ashton New Road M11 4GT sold on 11/08/2023 for £185,000 Terraced 3 beds 0.53 mi

In general, the house requires some very minor cosmetic work (decorating and carpets) but after that, will be ready to let. Both Droylsden and Openshaw town centres are around a mile away offering supermarkets and other local shops and facilities. The area offers a range of recreational related venues such as the City of Manchester Eastlands Stadium, Sportcity complex, Co-op Live Arena and the National Velodrome. Both Clayton Vale and Phillips Park have a network of paths for walking and cycling.

Similar property rental values in the area are in the region of £900 per month. EPC rating C.

## 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](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



[www.edwardmellor.co.uk](http://www.edwardmellor.co.uk)

## Important Information

- Council Tax Band: A
- Tenure:Freehold

## EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS  
T: 0161 443 4740  
E: [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)



*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.*