



Manchester Road | Ashton under Lyne | OL7 0DA

EDWARD  
mellor



TO BE SOLD BY ONLINE AUCTION ON 2ND OCTOBER 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

39 Manchester Road, Ashton-u-Lyne, OL7 0DA.

Fully let well maintained five-bedroom HMO. Hall, lounge/dining room, modern kitchen with built in oven and hob, two bathrooms. Gas central heating with Worcester Greenstar boiler, double glazing. The current income is just short of £28,000pa with scope to increase rents on four rooms offering a potential of £31,000 to £32,000pa. Copies of the tenancy agreements and compliance documents are available in the legal pack. Low tenant churn - three tenants have been there for between three and four years. A new HMO license was granted on 1/10/2023 and runs to 30/9/2028. The sale also includes all furniture and kitchen appliances including the large American style fridge freezer, microwave, washing machine, the bedroom furniture, two sofas, LCD TV and TV stand.

## Additional Information

Close to a range of amenities including shops, parks and recreational facilities including West End Park and Oxford Park Community Sports Centre along with bars and restaurants on the nearby Ashton Moss Development. Also enjoying a convenient location, a short distance from Ashton Town Centre with its excellent range of facilities including Ladysmith shopping centre and Snipe retail park. For commuters, the M60 is a stone's throw away and both the Metrolink and train station offer routes to Manchester. EPC rating D. Please note the photographs were provided by the seller and taken prior to the lettings however, we have inspected the house and can confirm their validity.

## Auction consultant dealing with this property

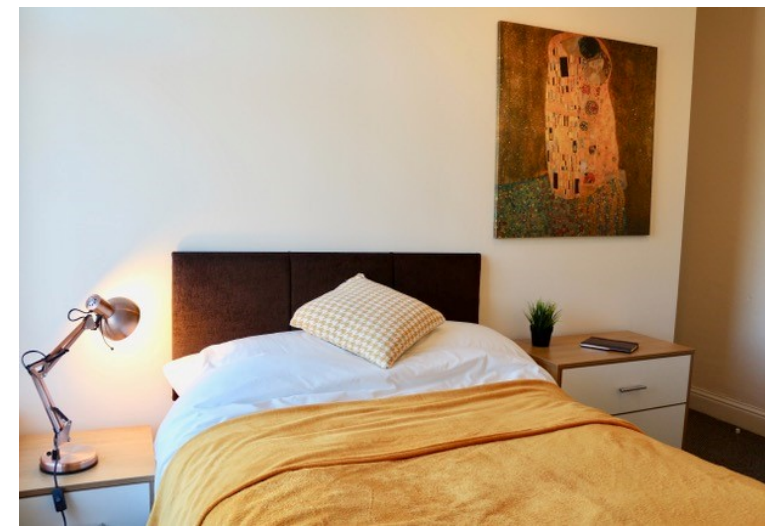
Chloe Jones

## 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.

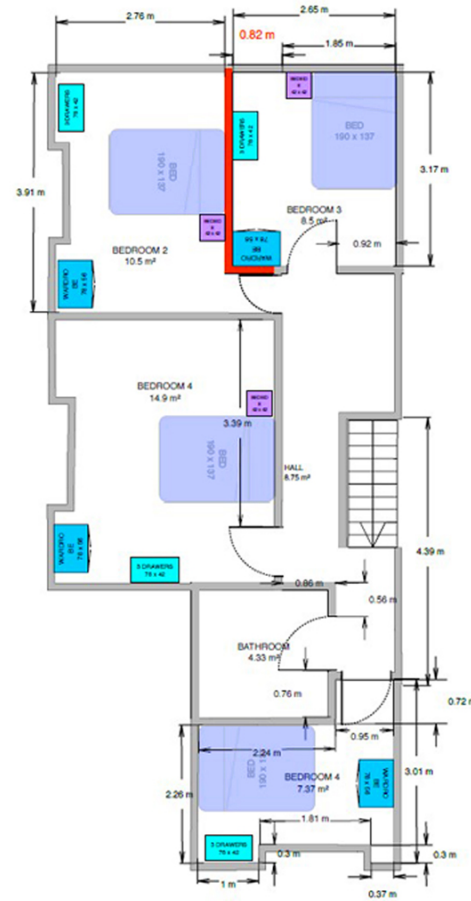
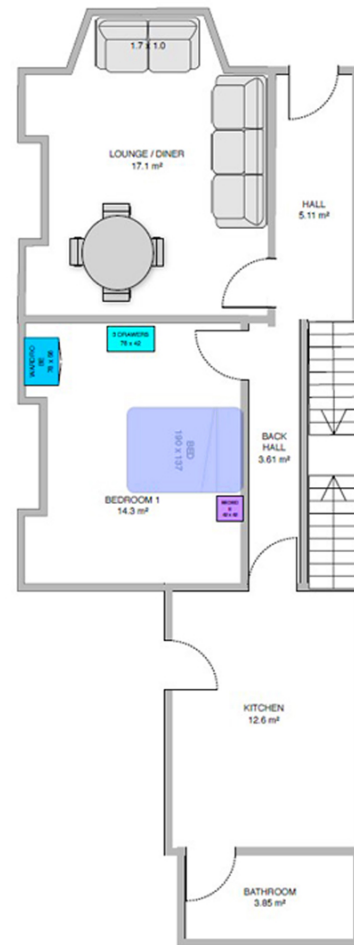
## Important notice

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: B
- 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.*