



Baguley Crescent | Middleton, Manchester | M24 4QT

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

57 Baguley Crescent, Middleton, M24 4QT.

Tenanted ground floor flat with lounge, kitchen, bedroom and bathroom. Electric heating and majority double glazing. Let on a three-year AST from 20/7/22 at £650 per month offering a potential yield of 13-15%. Please respect the tenant's privacy. The property is situated within Baguley Crescent which is accessed from Middleton Road (A576) via Heywood Old Road. Public transport links are provided by local bus services with road options afforded by the M60 (Junction 19) M62 and M66 motorways.

## Additional Information

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

47, Heywood Court, M24 4RQ sold on 03/05/2024 for £75,000 Flat 1 bed 0.13 mi

56, Baguley Crescent, M24 4GT sold on 23/02/2024 for £58,000 Flat 1 bed 0.02 mi

32, Heywood Court, M24 4RR sold on 18/12/2023 for £65,000 Flat 1 bed 0.14 mi

Middleton bus station and shopping centre are situated 1.7 miles away. There are local shops and amenities are available along Manchester Old Road and Heaton Park is within easy reach. EPC rating B.

## Auction consultant dealing with this property

Nadine Knighton

## 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)

## IMPORTANT INFORMATION

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease :  
936

*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.*



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