



Wayne Street | Openshaw | M11 1BW

EDWARD
mellor



TO BE SOLD BY ONLINE AUCTION ON 23RD OCTOBER 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

90 Wayne Street, Openshaw, M11 1BW.

Tenanted terraced house with lounge, dining room, kitchen, two bedrooms and bathroom. Rear yard. Gas central heating and double glazing. Let on a periodic AST from 19/07/2018 now reportedly paying £650 (awaiting sight of confirmation of this). Please respect the tenant's privacy. Situated within easy reach of the Metrolink with several bus stops practically on the doorstep.

Additional Information

Here are some similar properties taken from Land Registry just around the corner which have sold close by:

61, Harley Street, M11 1AS sold on 01/02/2024 for £155,000 Terraced 3 beds

63 Wheler Street M11 1DH sold on 20/06/2023 for £132,000 Terraced 2 beds

54 Wheler Street M11 1DF sold on 26/01/2023 for £132,100 Terraced 2 beds

Just up the road is Lime Square Shopping Centre which boasts the likes of Morrisons, Greggs, Lidl, McDonalds and The Gym and New Smithfield Wholesale Market. Recreational facilities are provided by Openshaw Park and Sandywell Millennium Green. For commuters, the nearest motorway networks are the M60 and M67. Similar property rental values in the area are in the region of £900 per month. EPC rating D.

Auction consultant dealing with this property

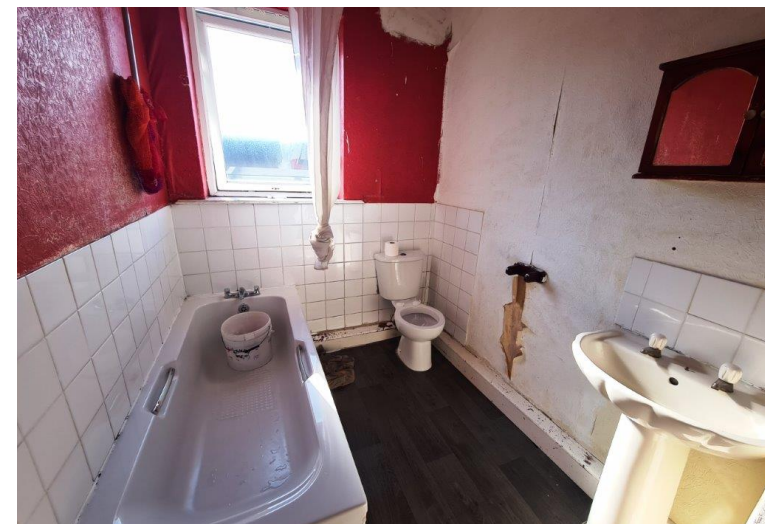
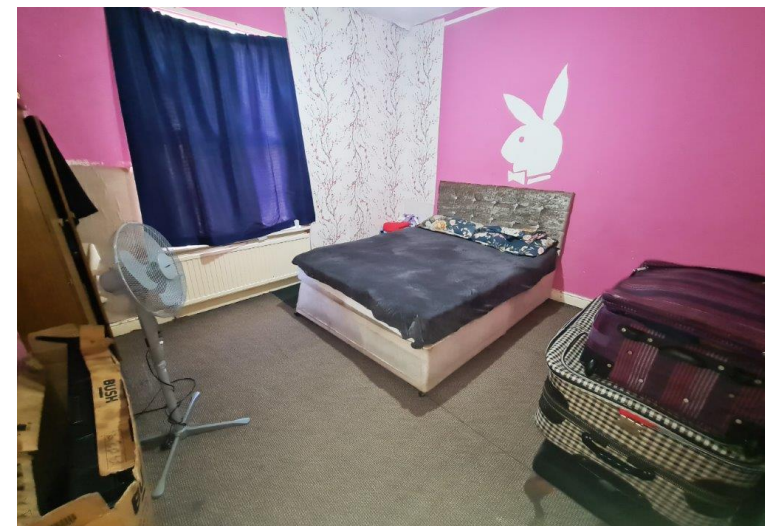
Nadine Knighton

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.

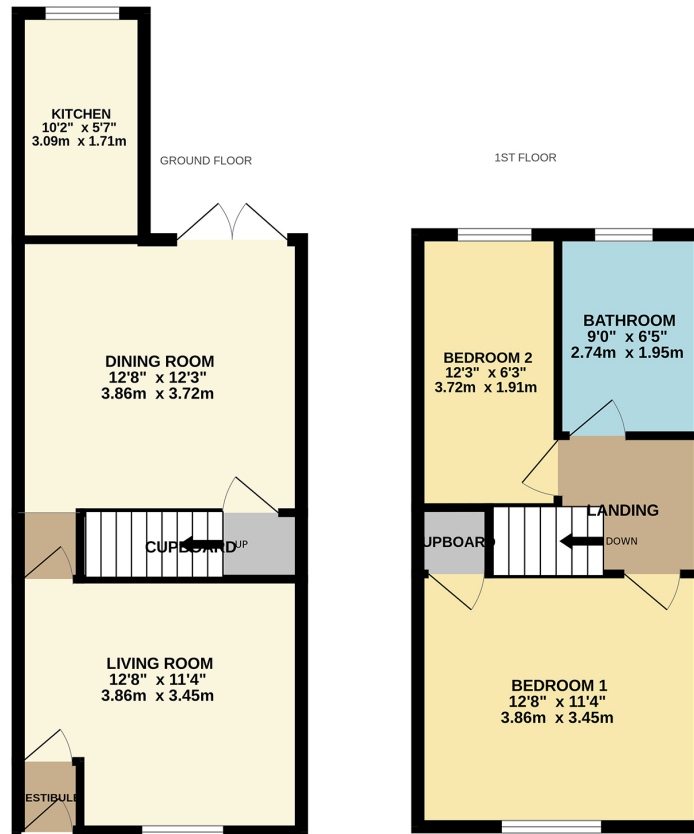
Important notice

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. 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: A
- Tenure: Freehold

EPC Rating

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