



Maple Avenue | Audenshaw | M34 5SR

EDWARD
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TO BE SOLD BY ONLINE AUCTION ON 22ND JANUARY 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

13 Maple Avenue, Audenshaw, M34 5SR.

Semi detached house with porch, hall, lounge, dining room, kitchen, three bedrooms and bathroom. Rear garden. Gas central heating and double glazing. Vacant possession. Much sought after location on one of the area's most prestigious roads.

** VIRTUAL VIEWING AVAILABLE **

Additional Information

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

68, Lynwood Grove, M34 5TE sold on 26/09/2024 for £270,000 Semi-Detached 3 beds 0.20 mi

20, Acresfield Avenue, M34 5SY sold on 09/08/2024 for £262,000 Semi-Detached 3 beds 0.10 mi

15, Granville Road, M34 5SX sold on 28/06/2024 for £260,000 Semi-Detached 3 beds 0.07 mi

32, Hallworth Avenue, M34 5SU sold on 25/06/2024 for £260,000 Semi-Detached 3 beds 0.04 mi

With convenient access to major transport links, including the M60 and A635, commuting to Manchester and surrounding areas is seamless. The property is well-served by local amenities, including shops, schools, and recreational options, with Ashton Moss Leisure Park and stunning green spaces nearby. Audenshaw's strong rental demand and its popularity among families and professionals make it a highly attractive location. Tenant ready property rental values in the area are in the region of £1300 to £1500 per month. EPC rating C.

Auction consultant dealing with this property

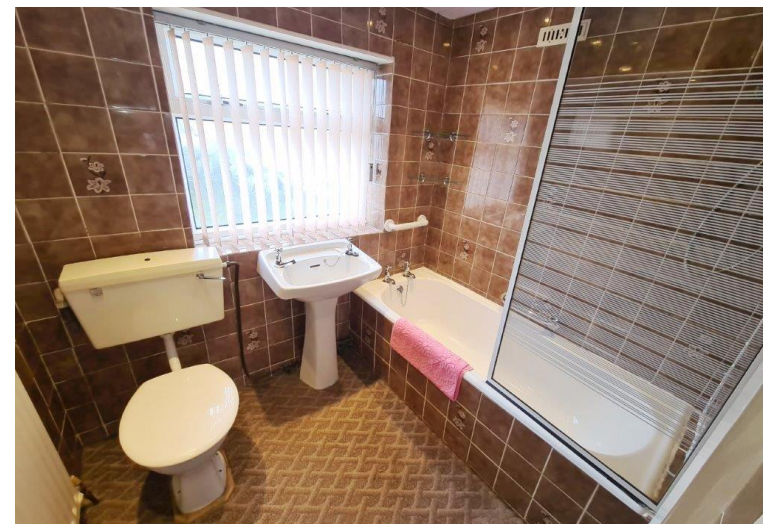
Kieran Mathieson

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

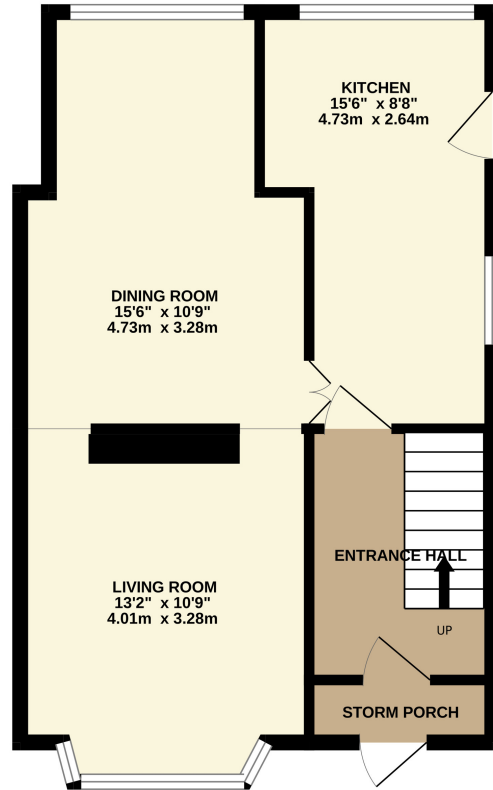
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the 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



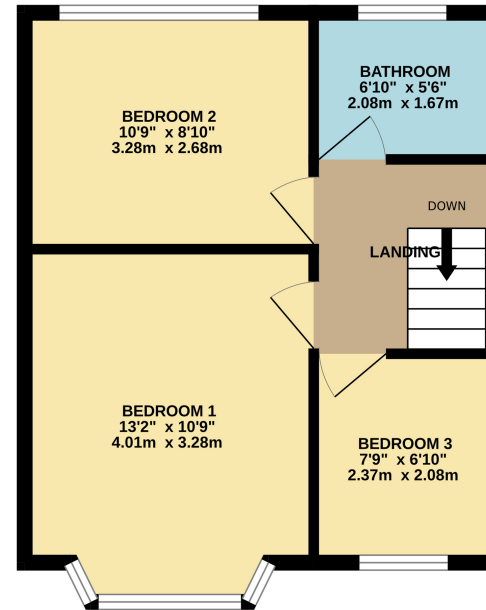
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR



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: C
- Tenure:Freehold

EPC Rating

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E: auction@edwardmellor.co.uk



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