



Hilton Lane | Worsley | M28 0ST

EDWARD  
mellor

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

56 Hilton Lane, Worsley, M28 0ST.

End terraced property originally built as two houses but at some point, in history made into one single dwelling. Edward Mellor have not yet inspected but understand it has a couple of reception rooms, kitchen area, three bedrooms and bathroom. Rear garden. Vacant possession. Located in close proximity to Walkden Town Centre, this sought-after area offers a wealth of convenient amenities for daily living.

## Additional Information

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

36, Hilton Lane, M28 0ST sold on 09/09/2024 for £143,000 Terraced 2 beds 0.03 mi

52, Hilton Lane, M28 0ST sold on 15/04/2024 for £137,000 Terraced 2 beds 0.00 mi

NB – number 56 is actually 54 & 56 i.e. TWO houses knocked into one at some point in history offering the opportunity to re-instate (STPP).

Within its vicinity are excellent local primary and secondary schools, as well as the nearby Walkden Town Centre retail complex. This features a Tesco Extra superstore, Marks and Spencer Food, Total Fitness Gym, McDonald's, KFC and Nando's, ensuring a wide variety of dining and shopping options. In addition to these retail and dining options, the area also boasts essential services, such as doctors' surgeries, a library, beauty salons, pubs, and numerous other restaurants. The property is well connected to transportation options, with a local bus route providing frequent services to Bolton and Manchester. Furthermore, the train station is just a short walk away. Tenant ready property rental values in the area are in the region of £1000 to £1200 per month. EPC on order. Sold as seen.

## Auction consultant dealing with this property

Kate Freer

## 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: B
- Tenure: Freehold



Floorplan  
coming soon.

*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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