



Coniston Grove | Ashton under Lyne | OL7 9EN

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

11 Coniston Grove, Ashton-u-Lyne, OL7 9EN.

**INVESTMENT PROPERTY BEING SOLD WITH A TENANT IN SITU.** Hall, lounge, dining room, kitchen, three bedrooms and bathroom. Rear garden not overlooked. Let on a six-month AST from 11/11/24 however we understand that the tenants have lived there since 2008. **STRICTLY EXTERNAL VIEWING ONLY – PLEASE DO NOT DISTURB THE TENANTS.** Enjoying a convenient location close to Ashton Town Centre with excellent shopping facilities including Ashton Moss retail park, Ladysmith shopping centre and Snipe retail park.



### Additional Information

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

6, Windermere Crescent, OL7 9HP sold on 11/10/2024 for £221,000 Semi-Detached 3 bed 0.15 mi

12, Windermere Crescent, OL7 9HP sold on 21/06/2024 for £215,000 Semi-Detached 3 beds 0.15 mi

30, Knowle Avenue, OL7 9ER sold on 05/03/2024 for £230,000 Semi-Detached 3 beds 0.11 mi

The house is a short distance to both the Metrolink and Train station with routes to Manchester and other surrounding areas and is serviced by the M60 motorway network for those needing to commute. Other places of note close by are Daisy Nook Park with Tameside General Hospital being just a couple of miles away. Tenant ready property rental values in the area are in the region of £1200 per month. EPC on order.

### Auction consultant dealing with this property

Millie Whyers-Cropper

### 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



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## Important Information

- Council Tax Band: A
- 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.*