



Edmund Street | Failsworth | M35 9BZ

EDWARD
mellor



TO BE SOLD BY ONLINE AUCTION ON 5TH MARCH 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

4 Edmund Street, Failsworth, M35 9BZ.

Quaint terraced house set on a pedestrian access making it ideal for families with young children. Lounge, dining kitchen with built in oven and hob, two bedrooms and bathroom. Gardens to front and rear. Gas central heating and double glazing. Vacant possession. Failsworth is growing in popularity due to the abundance of amenities and fantastic public transport links. Quality schooling is provided by South Failsworth, All Saints and St Wilfred's Primary Schools.

** VIRTUAL VIEWING AVAILABLE **

Additional Information

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

6, Co-operation Street, M35 9AL sold on 22/11/2024 for £165,000 Terraced 2 beds 0.46 mi

6, Grimshaw Street, M35 0DF sold on 01/11/2024 for £160,000 Terraced 2 beds 0.08 mi

16, Vesper Street, M35 9JS sold on 08/08/2024 for £169,950 Terraced 3 beds 0.49 mi

Ideally situated in a residential area yet also for commuting to Manchester and Oldham centres, which are both approximately just 3.5 miles away. Locally, there are an excellent range of amenities and facilities including Aldi, Morrisons, Tesco Extra superstore, Brookdale Park and Clayton Vale. The M60 motorway network is also easily accessible just a short drive away which provides access across the North West. Tenant ready property rental values in the area are in the region of £900 to £1000 per month. EPC rating D.

Auction consultant dealing with this property

Freya Bashir

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

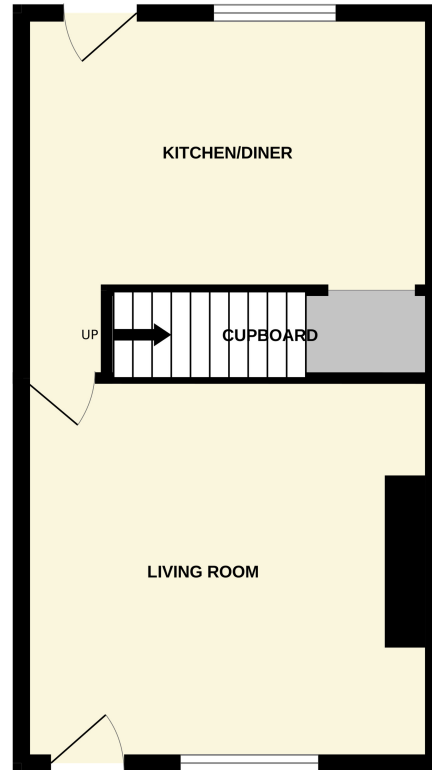
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the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



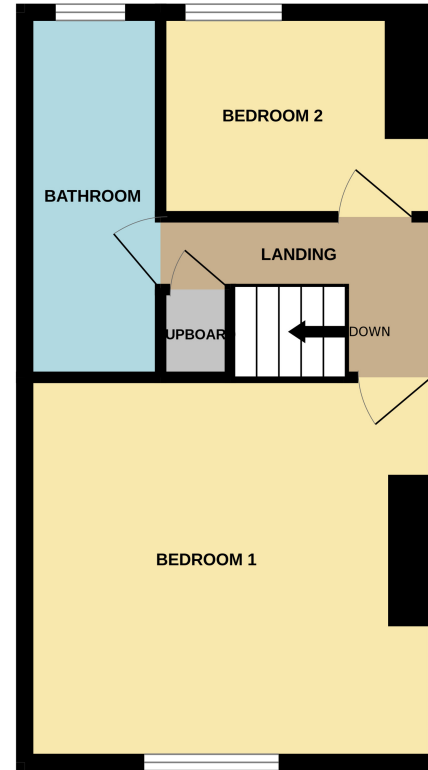
FLOOR LAYOUT

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: A
- Tenure: Leasehold
- Years Remaining on the Lease : 853 Years

EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS
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E: auction@edwardmellor.co.uk



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