



Violet Street, Davenport | Stockport | SK2 6PE

EDWARD
mellor

Violet Street, Davenport | Stockport | SK2 6PE

Starting Bid £105,000

TO BE SOLD BY ONLINE AUCTION ON 26TH MARCH 2025.

6 Violet Street, Davenport, SK2 6PE.

Terraced house situated in a much sought after cul-de-sac with lounge, dining kitchen, two bedrooms and bathroom. Rear garden. Vacant possession. Stepping Hill Hospital is located approx. one mile away, making this property especially attractive to healthcare professionals. The area also boasts a variety of reputable schools and colleges.

**** VIRTUAL VIEWING AVAILABLE ****

Additional Information

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

4, Windsor Street, SK2 6QE sold on 12/11/2024 for £227,500 Terraced 2 beds 0.10 mi

23, Hallam Street, SK2 6PT sold on 30/09/2024 for £236,000 Terraced 2 beds 0.06 mi

21, Hallam Street, SK2 6PT sold on 03/06/2024 for £250,000 Terraced 2 beds 0.06 mi

Davenport is a highly desirable area situated between Hazel Grove and Stockport town centre, with excellent connectivity via bus routes along the A6, as well as Stockport and Davenport train stations nearby. With the current upward trend in the Stockport property market, this property offers potential for immediate capital growth. Tenant ready property rental values in the area are in the region of £1000 to £1100 per month. EPC on order. Sold as seen. Please note that no pre-auction offers will be considered on this lot.

Auction consultant dealing with this property

Kate Freer

In order to bid at our online auction

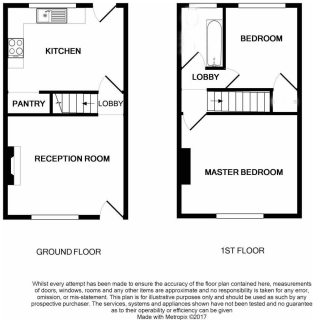
You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access 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. 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

IMPORTANT INFORMATION

- Council Tax Band: A
- Tenure:Freehold



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.



Auction Office
Mellor House,
65-81 St Petersgate,
Stockport,
SK1 1DS