



Reed Street | Manchester | M18 8JT

EDWARD
mellor

TO BE SOLD BY ONLINE AUCTION ON 26TH MARCH 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

10 Reed Street, Abbey Hey, M18 8JT.

Tenanted semi detached house occupying a substantial corner plot, not yet inspected by Edward Mellor but reported to comprise hall, lounge, dining kitchen, conservatory, three bedrooms and bathroom. Extensive gardens to three sides. Let on a periodic AST – awaiting sight on tenancy agreement. Please respect the tenant's privacy. The property is within easy reach of the A57 a major route into Manchester, as well as offering easy access to the M60 motorway ensuring its continued popularity with tenants and owner occupiers.

** VIRTUAL VIEWING COMING SOON **

Additional Information

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

93, Chapman Street, M18 8UA sold on 06/12/2024 for £245,000 Semi-Detached 3 beds

4, Havers Road, M18 8UN sold on 13/09/2024 for £265,000 Semi-Detached 3 beds

8, Aysgarth Avenue, M18 8RA sold on 01/08/2024 for £240,000 Semi-Detached 3 beds

Abbey Hey is home to a number of primary and secondary schools including Abbey Hey Primary and the highly regarded Wright Robinson College. The house is close to both Gorton and Openshaw centres and the nearby Lyme Retail Park, and isn't short of nearby amenities with leisure facilities including King George V Park. Tenant ready property rental values in the area are in the region of £1300 to £1400. EPC on order.

Auction consultant dealing with this property

Chloe Jones

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: B
- Tenure: Leasehold
- Years Remaining on the Lease :
910



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.



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