



Villa 41, Lakeside Rise | Blackley | M9 8QE

EDWARD  
melior



TO BE SOLD BY ONLINE AUCTION ON 23RD APRIL 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

Villa 41, Lakeside Rise, Blackley, M9 8QF

Townhouse over three floors with hall, garage, WC and bedroom three on the ground floor. To the first floor is the spacious open plan living space with the two further bedrooms (one with en-suite) and bathroom on the second floor. Two balconies overlooking the woodland to rear. Gas central heating and double glazing. Vacant possession.

\*\* VIRTUAL VIEWING AVAILABLE \*\*

## Additional Information

Lakeside Rise is directly off Blackley New Road which runs between Old Market Street and Middleton Road (A576), close to the Crumpsall and Prestwich borders. The property is well placed for access to a good range of amenities and facilities including North Manchester General Hospital, Co-op Academy Manchester, Heaton Park, Plant Hill Park and Boggart Hole Clough plus local shops, supermarkets, schools and Bowker Vale Metrolink. Tenant ready property rental values in the area are in the region of £1100 to £1300 per month. EPC rating C. 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)



## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



Floorplan  
coming soon.

[www.edwardmellor.co.uk](http://www.edwardmellor.co.uk)

## Important Information

- Council Tax Band: B
- Tenure: Leasehold
- Years Remaining on the Lease : 104 Years

## 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.*