



Villa 29, Lakeside Rise | Blackley | M9 8QE

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

Villa 29, Lakeside Rise, Blackley, M9 8QF

Townhouse over three floors with hall, garage, WC and kitchen on the ground floor. To the first floor is the spacious open plan living space and bedroom 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

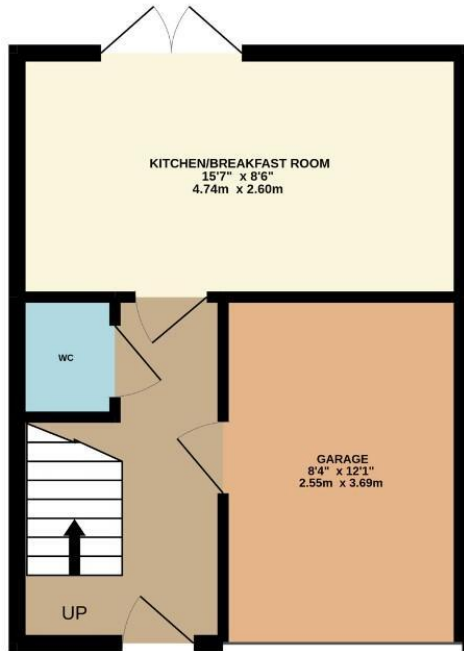
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the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



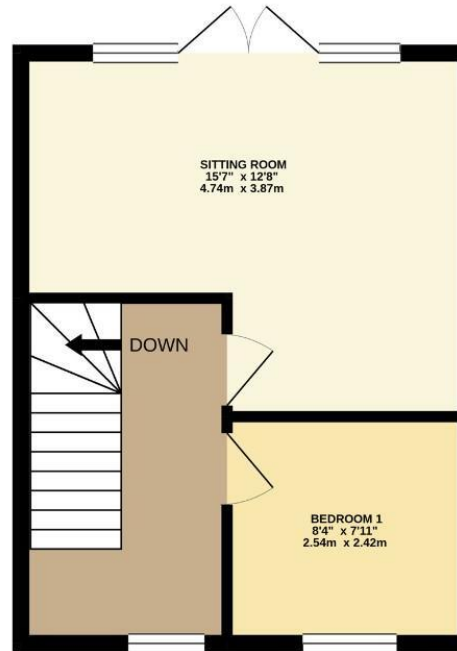
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

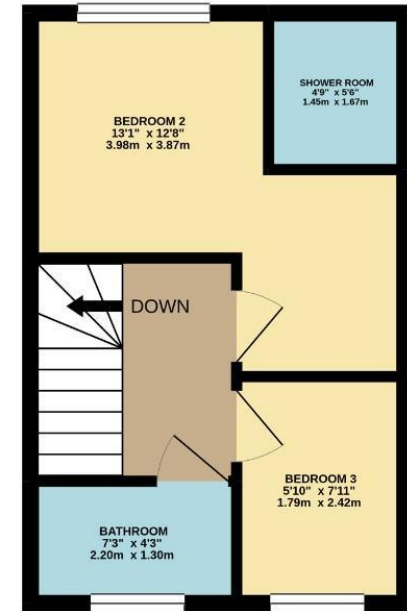
GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



2ND FLOOR
270 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.

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: B
- Tenure: Leasehold
- Years Remaining on the Lease : 104 Years

EPC Rating

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



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