



Vaughn Avenue | Moston | M40 9LE

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TO BE SOLD BY ONLINE AUCTION ON 11TH JUNE 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

13 Vaughn Avenue, Moston, M40 9LE.

Tenanted semi detached house not yet inspected by Edward Mellor but reported to comprise hall, lounge, dining room, kitchen, three bedrooms and bathroom. Rear garden. Gas central heating and double glazing. Let on a periodic tenancy from 03/07/20 now at £947.40 per month. Please respect the tenant's privacy. Situated within walking distance of both Broadhurst Park and Moston Vale Park and Garden, the property lies approximately five miles from Manchester city centre and is serviced by ample transport links and commuter services. There are a good range of shops and amenities nearby as well along with local schools including Lily Lane Primary.

Additional Information

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

12, Tyndall Avenue, M40 9PH sold on 07/03/2025 for £240,000 Semi-Detached 3 beds 0.27 mi

9, Wildcroft Avenue, M40 9PF sold on 19/12/2024 for £235,000 Semi-Detached 3 beds 0.24 mi

48, Blue Bell Avenue, M40 9PR sold on 16/08/2024 for £235,000 Semi-Detached 3 beds 0.25 mi

The house is located in between Moston Lane and Lightbowne Road and close to Harpurhey which has plenty of well-known stores including Asda, Lidl, Farmfoods, and McDonalds. It is also ideally located for Manchester Communication Academy, Abraham Moss School, Manchester Creative & Media Academy, The Co-operative Academy of Manchester and North Manchester General Hospital ensuring a steady demand from tenants. Tenant ready property rental values in the area are in the region of £1200 to £1300 per month. EPC rating D.

Auction consultant dealing with this property

Millie Whyers-Cropper

In order to bid at our online auction

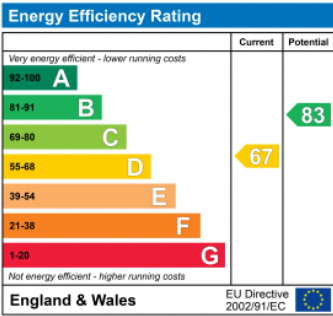
You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access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



New instruction.

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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