



Tweedle Hill Road | Blackley | M9 8LQ

EDWARD
mellor

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

61 Tweedle Hill Road, Blackley, M9 8LQ.

Tenanted semi detached house occupying an elevated position overlooking a small green, not yet inspected by Edward Mellor but reported to comprise lounge, dining room, kitchen, two bedrooms and bathroom. Rear garden. Gas central heating and double glazing. Let on a periodic tenancy from 22/01/18 now at £872.60 per month. Please respect the tenant's privacy. Situated close to the border of Crumpsall within close proximity to shops, food and drink establishments, supermarkets, leisure and fitness facilities, good public transport services, Crab Lane Primary School and access to motorway links including M60/M62/M66.

Additional Information

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

10, Wavertree Road, M9 8LJ sold on 03/09/2024 for £180,000 Terraced 2 beds 0.13 mi

148, Blackley New Road, M9 8EG sold on 09/08/2024 for £185,000 Terraced 2 beds 0.44 mi

9, Riverdale Road, M9 8GD sold on 16/07/2024 for £187,000 Terraced 2 beds 0.29 m

The property is well placed for access to a good range of amenities and facilities as alluded to above including places of worship, Heaton Park and North Manchester General Hospital. It also benefits from excellent road and public transport links (Crumpsall and Bowker Vale Metrolink stations are within easy reach), it is situated just approximately three miles from Manchester city centre, whilst Prestwich, Bury, Middleton and Rochdale centres are all easily accessible. The new 'Media City' development at Salford Quays is just approximately four miles away. Tenant ready property rental values in the area are in the region of £1000 per month. EPC rating D.

Auction consultant dealing with this property

Millie Whyers-Cropper

In order to bid at our online auction

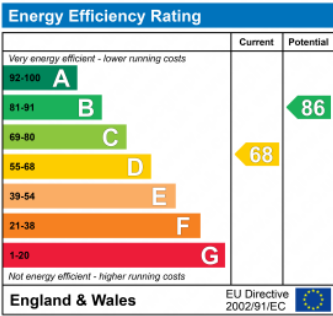
You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access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



New instruction.

EDWARD
mellor

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