



Albany Avenue | Openshaw | M11 1HQ

EDWARD  
**mellor**





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

15 Albany Avenue, Openshaw, M11 1HQ.

Semi detached house with lounge, dining room, kitchen, three bedrooms, shower room and separate wc. Rear garden. Gas central heating and double glazing. Vacant possession. The location, on the border of Audenshaw, offers easy access to Manchester City Centre with frequent buses, local tram links and train lines as well as the M60 and M67 making this an ideal commuter location.

**\*\* VIRTUAL VIEWING AVAILABLE \*\***



## Additional Information

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

14, Newhaven Avenue, M11 1HU sold on 14/10/2024 for £215,000 Semi Detached 3 beds 0.05 mi

30, Rosina Street, M11 1HX sold on 26/07/2024 for £210,000 End Terraced 3 beds 0.07 mi

A huge selection of local amenities are available at the Lime Square Shopping Centre which boasts the likes of Morrisons, Greggs, Lidl, McDonalds and The Gym with New Smithfield Market just down the road. Recreationally, the house is close to the well-regarded Delamere Park and Gardens and the new Co-op Live Area making it an ideal Airbnb prospect. Tenant ready property rental values in the area are in the region of £1200 to £1300 per month. Sold as seen.

## 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

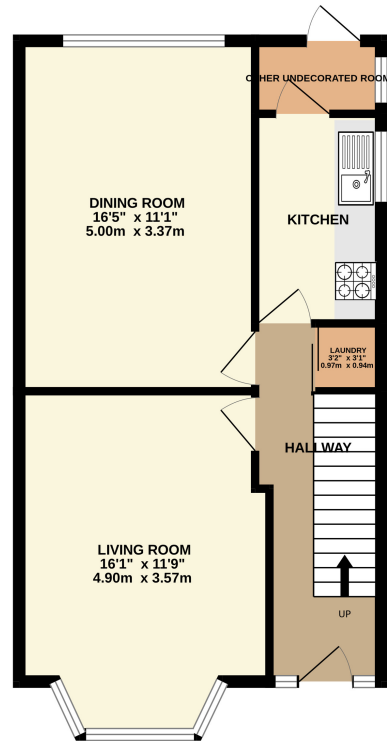
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website [www.edwardmellor.co.uk/news/online-auction-buying-guide](http://www.edwardmellor.co.uk/news/online-auction-buying-guide). You must not bid unless you have made yourself fully aware of the auction process. 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)



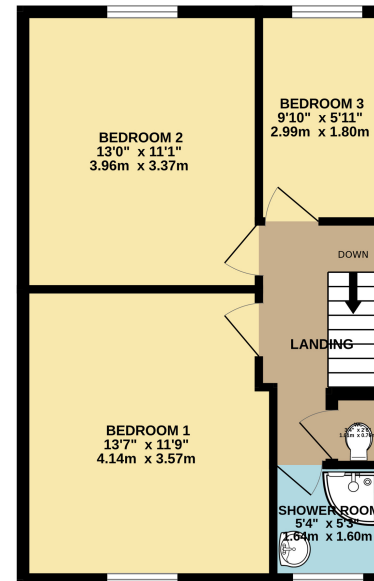
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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: A
- Tenure: Leasehold
- Years Remaining on the Lease : 884 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.*