



Old Hall Drive | Gorton | M18 7EU

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

4 Old Hall Drive, Gorton, M18 7EU.

“Tenant ready” terraced house with hall, lounge which is open plan to the dining room, modern kitchen, three bedrooms and modern shower room. Rear yard. Gas central heating (new boiler) and double glazing. Vacant possession. The house is also situated near Gorton Market, the Tesco Superstore, Sunnybrow Park and Debdale Park. Access to the M60 motorway is just a couple of minutes’ drive away.

** VIRTUAL VIEWING AVAILABLE **

Additional Information

Here are some similar properties taken from Land Registry which have sold close by that highlight the potential:

21, Woodland Avenue, M18 7HT sold on 01/01/2025 for £170,000 Terraced 2 beds 0.06 mi

45, Goulder Road, M18 7JQ sold on 12/12/2024 for £170,000 Terraced 2 beds 0.24 mi

The immediate location is a well-established residential area in the centre of Gorton. It is well favoured by investors being just off the A57 where there are regular buses along Hyde Road offering easy access to Manchester City Centre which is circa three miles away.

Tenant ready property rental values in the area are in the region of £1000 per month. EPC on order.

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

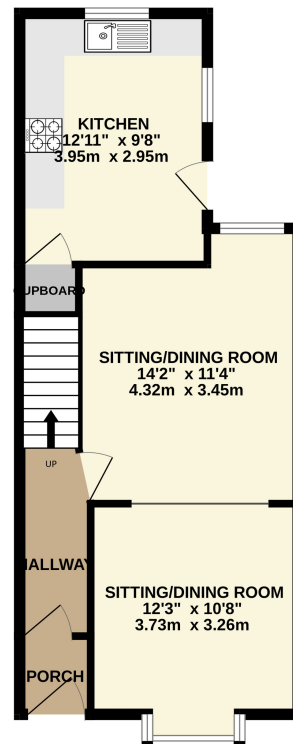
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the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



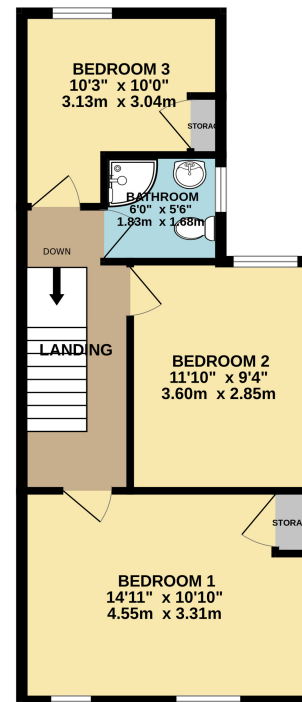
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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: A
- Tenure:Freehold

EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS
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