

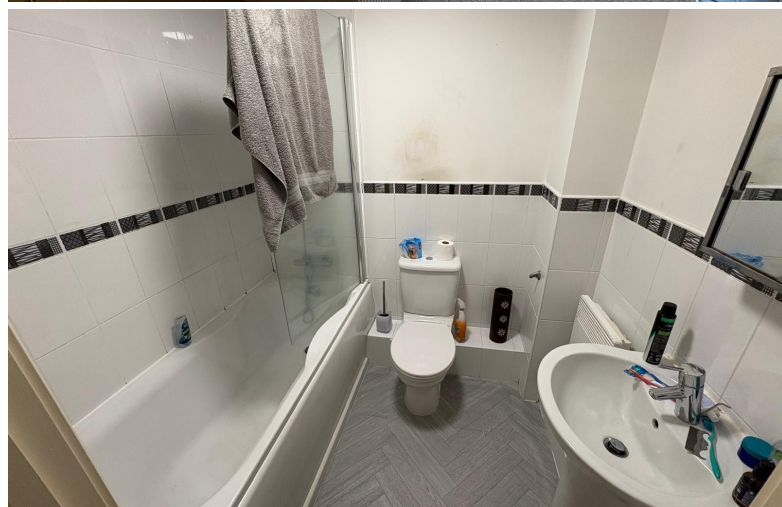


Fletcher Court | Radcliffe | M26 1PZ

EDWARD
mellor

Fletcher Court | Radcliffe | M26 1PZ

Starting Bid £85,000



TO BE SOLD BY ONLINE AUCTION ON 12TH NOVEMBER 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

11 Fletcher Court, Radcliffe, M26 1PZ.

Tenanted second floor apartment with lounge, kitchen, two bedrooms and two bathrooms. Allocated parking, communal grounds. Electric heating and double glazing. Let on a periodic AST from 06/05/22 now at £795 per month. Please respect the tenant's privacy. Situated within easy access to the many shops and amenities Stoneclough has to offer. It is also well placed for major transport links making it easy to commute into Bury, Bolton, Manchester and across the North West.

** VIRTUAL VIEWING AVAILABLE **

Additional Information

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

23, Lock View, M26 1QH sold on 08/11/2024 for £141,000 Flat 2 beds 0.04 mi

20, Douglas Chase, M26 1RT sold on 08/08/2025 for £137,000 Flat 2 beds 0.13 mi

The location is popular with young professionals looking for convenient access to the city centre whilst also having plenty of green spaces on the doorstep, such as Ringley Wood, Outwood Country Park and a little further Moses Gate Country Park. The area has plenty of public houses and eateries. Tenant ready property rental values in the area are in the region of £850 to £950 per month. EPC rating C.

Auction consultant dealing with this property

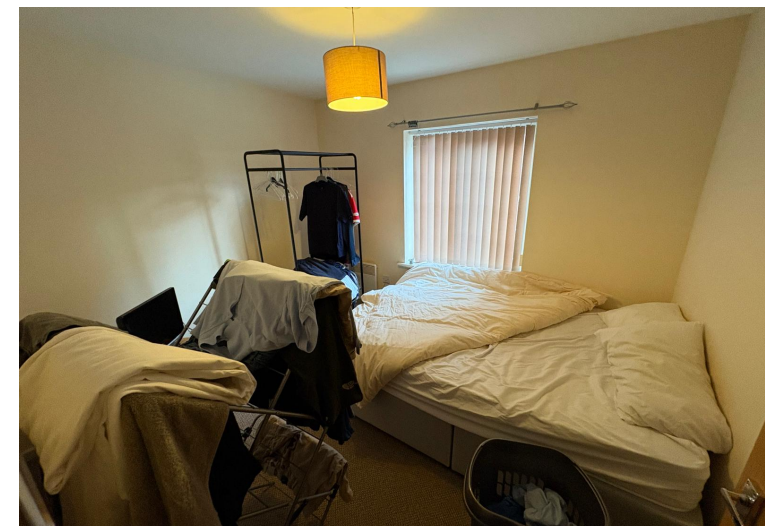
Kate Freer

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

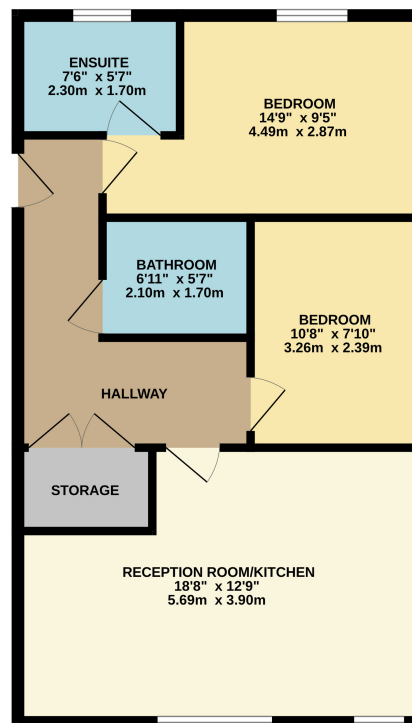
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the 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
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

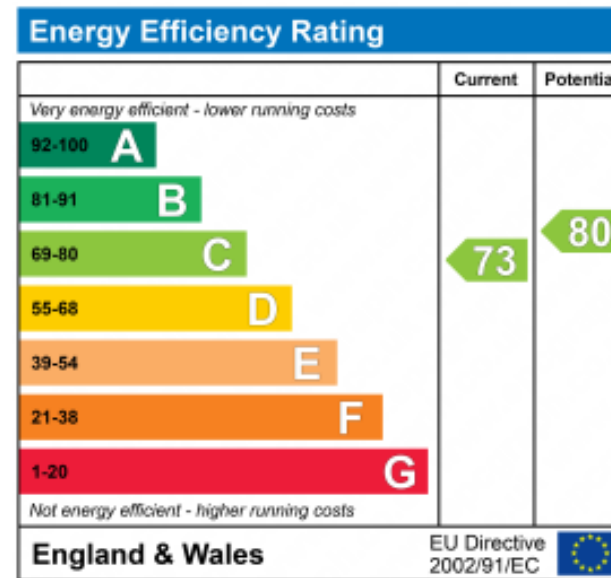
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 : 229 Years

EPC Rating



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



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