



ASHFIELD
GROVE

2

Ashfield Grove | Gorton | M18 7SA

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TO BE SOLD BY ONLINE AUCTION ON 23RD OCTOBER 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

2 Ashfield Grove, Gorton, M18 7SA.

Substantial end terraced house with lounge, dining room, kitchen, **FOUR** bedrooms and bathroom. Rear yard. Gas central heating and double glazing. Vacant possession. 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.

**** VIRTUAL VIEWING AVAILABLE ****

Additional Information

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

14, Quarmby Road, M18 7LW sold on 26/04/2024 for £165,000 Terraced 3 beds 0.05 mi

44, Alvaston Road, M18 7HY sold on 18/01/2024 for £172,000 Terraced 3 beds 0.22 mi

25, Laburnum Road, M18 7FT sold on 03/11/2023 for £170,000 Terraced 3 beds 0.35 mi

Both of these are three bedrooms whereas this one is four bedrooms.

The house is also situated near Gorton Market, the Tesco Superstore and Debdale Park. Access to the M60 motorway is likewise just a couple of minutes' drive away. Tenant ready property rental values in the area are in the region of £1000 per month. EPC rating E. Sold as seen.

Auction consultant dealing with this property

Chloe Jones

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

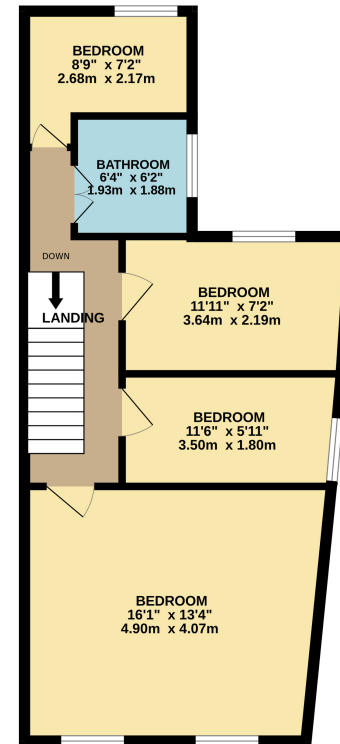
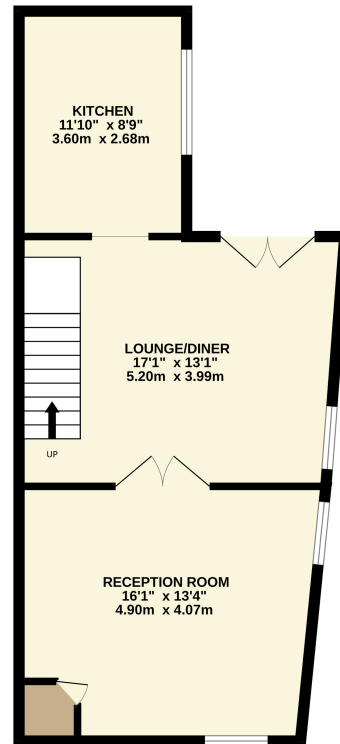


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 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

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