



Lowestead Road | Manchester | M11 4HL

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TO BE SOLD BY ONLINE AUCTION ON 21ST JANUARY 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

8 Lowestead Road, Clayton, M11 4HL

Tenanted semi detached house not inspected by Edward Mellor but reported to comprise hall, lounge, kitchen, three bedrooms and bathroom. Driveway, gardens to front and rear. Gas central heating and double glazing. Let on a lease at £840.50 per month (a copy of said lease is available in the legal pack). Please respect the tenant's privacy and do not disturb them. Positioned within walking distance of the Metrolink and just minutes from the M60, the property offers excellent access to Manchester City Centre.

## Additional Information

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

5, Gleneagles Avenue, M11 4JU sold on 17/10/2025 for £210,000 Terraced 3 beds 0.11 mi

20, Himley Road, M11 4JF sold on 15/08/2025 for £212,000 Semi-Detached 3 beds 0.17 mi

12, Folkestone Road East, M11 4LL sold on 21/02/2025 for £222,000 Semi-Detached 3 beds 0.35 mi

It is also close to major landmarks such as the Etihad Stadium, Manchester City FC Academy, and the brand-new Co-op Live Arena. Although currently tenanted, moving forward, families will benefit from nearby schools ranging from nurseries to sixth form colleges, and the area is served by a wide range of local amenities including a large ASDA superstore, Clayton Hall, and Hewlett Johnson Playing Fields. Tenant ready property rental values in the area are in the region of £1300 per month. Interior photos provided by seller. EPC rating C.

## Auction consultant dealing with this property

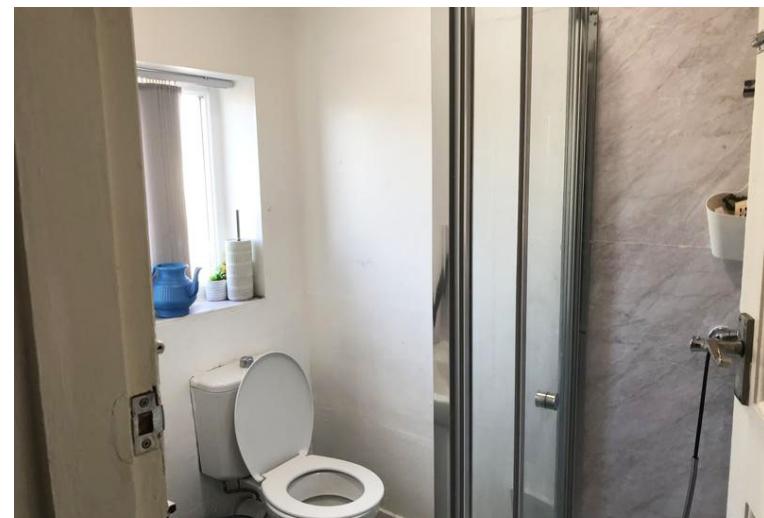
Kate Freer

## 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](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

Floorplan coming  
soon.

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[www.edwardmellor.co.uk](http://www.edwardmellor.co.uk)

## Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 909 Years

## EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS  
T: 0161 443 4740  
E: 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.*