



Hoppet Lane | Droylsden | M43 7HX

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TO BE SOLD BY AUCTION ON 1ST – 2ND JULY 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

54 Hoppet Lane, Droylsden, M43 7HX.

Lovely semi-detached house in “move in” condition comprising hall, lounge, dining room with French doors to the patio, kitchen with built in oven and hob, three bedrooms and bathroom/wc. Gardens to front and rear. Gas central heating and double glazing. Vacant possession. Situated in a highly convenient location within walking distance to local schools along with easy access to The Big Field, Buckley Hill Farm and Lumb Clough with a more comprehensive range of amenities available in Droylsden centre.

** VIRTUAL TOUR COMING SOON **

Additional Information

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

26, Hawthorn Road, M43 7HU sold on 02/03/26 for £253,000 Semi 3 beds

7, Annable Road, M43 7FD sold on 13/11/25 for £258,000 Semi 3 beds

2, Waverley Crescent, M43 7WL sold on 18/07/2025 for £255,000 Semi 3 beds

There are also excellent transport links to Manchester city centre via the Metrolink and bus routes. Both St Stephen's R C Primary School and Moorside Primary Academy are also close by. Tenant ready property rental values in the area are in the region of £1200 per month. EPC rating D. 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. 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



Floorplan
coming soon.

www.edwardmellor.co.uk

Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating

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