



Edge Lane | Droylsden | M43 6JJ

EDWARD
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TO BE SOLD VIA ONLINE AUCTION ON 22ND -23RD APRIL 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS

364 Edge Lane, Droylsden, M43 6JJ.

Whether you're a buy-to-let landlord, Airbnb host, or a builder looking for your next project, this spacious three-bedroom house offers a perfect blank canvas. With two reception rooms, gas central heating and double glazing already in place, the foundations are set. Add in off-road parking and a private garden and you unlock even more hidden value, features that widen the appeal for future tenants, guests, or buyers. Vacant possession. Located close to Droylsden centre which has a fantastic range of shops, the property is also just a stroll from the Metrolink which offers easy access to both Manchester and Ashton.

** VIRTUAL TOUR AVAILABLE **

Additional Information

Here is a similar property taken from Land Registry which has sold close by that highlights the potential:

47, Oakfield Avenue, M43 6PG sold on 15.12.25 for £243,000 Terraced 3 beds 0.48 mi

The M60 motorway network is also just a short drive away as is The Etihad Complex and the new Co-op Arena with Hewlett Johnson playing fields and Lewis Road children's park being within walking distance. Both Manchester Road Primary School and Droylsden Academy are close by. Tenant ready property rental values in the area are in the region of £1100 to £1200 per month. EPC rating D. Sold as seen.

Auction consultant dealing with this property

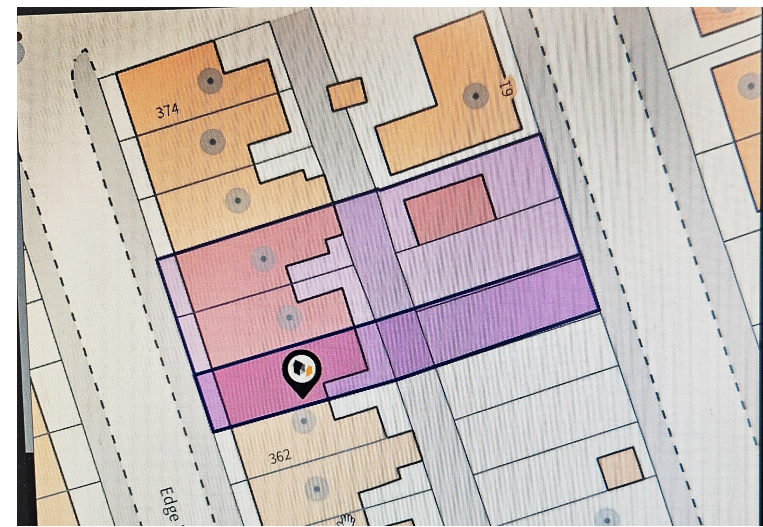
Millie Whyers-Cropper

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



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 here have not been located and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 877 Years

EPC Rating

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

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