



Abbey Hey Lane | Abbey Hey | M18 8TN

EDWARD
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TO BE SOLD BY AUCTION ON 13TH – 14TH MAY 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

223 Abbey Hey Lane, Abbey Hey, M18 8TN.

Tenanted end terraced house with hall, lounge, dining room, kitchen, shower room and on the first floor, two bedrooms and bathroom. Rear yard. Gas central heating and double glazing. Let on a 24 month AST from 11/02/25 to 11/02/27 at £850 per month. Please respect the tenant's privacy. Perfectly situated for local schools including Abbey Hey Primary Academy and Wright Robinson College, parks and easily commutable to Manchester, this is a highly sought-after location with demand shooting up over the past couple of years.

** VIRTUAL TOUR AVAILABLE **

Additional Information

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

105, Abbey Hey Lane, M18 8TJ sold on 05/01/26 for £180,000 Terraced 2 beds

27, Beatrice Avenue, M18 7JU sold on 09/09/25 for £180,500 Terraced 2 beds

Located within close proximity of local amenities, including both Gorton and Openshaw centres, the nearby Lyme Retail Park, the 24-hour Tesco store, Gorton Market and the M60. The A57 gives access to surrounding areas by car and public transport. The house itself sits close to Ackroyd Avenue Allotments which has access to The Fallowfield Loop, an off-road cycle path, pedestrian and horse-riding route from Chorlton-cum-Hardy through Fallowfield and Levenshulme to Gorton and Fairfield. Tenant ready property rental values in the area are in the region of £1000 per month. EPC rating C. Photos taken in October 2025.

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

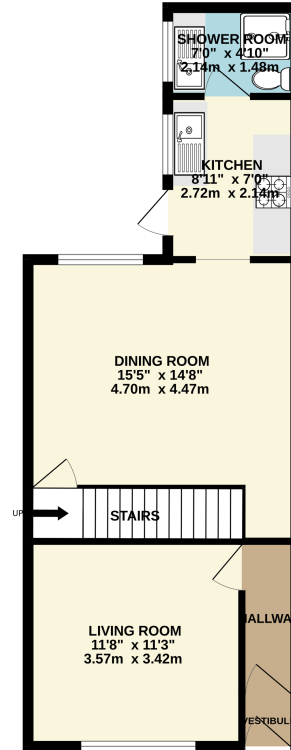
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the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



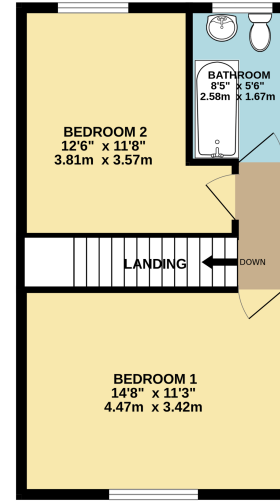
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.5 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 errors, 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: Leasehold
- Years Remaining on the Lease : 880 Years

EPC Rating

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

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