



Longcroft Grove | Audenshaw | M34 5SD

EDWARD
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TO BE SOLD BY AUCTION ON 10TH – 11TH JUNE 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

1 Longcroft Grove, Audenshaw, M34 5SD.

The accommodation briefly comprises entrance hall, living room, kitchen/diner and conservatory. To the first floor are a landing, three bedrooms and bathroom. On the ground floor is the one bedroom granny annexe with living room, kitchen, shower room, inner hall, bedroom. Located within this popular residential estate in Audenshaw, this superb property is within reach of local shops, schools and transport links including access to the Metro link network and the M60 Motorway network.

****Virtual Tour Available **** (Please note that the sellers are in the process of moving out and this was done before)

Additional Information

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

26, Greenheys, M43 7GX sold on 06/02/26 for £380,000 Detached 4 beds

12, Oakwood Avenue, M34 5LE sold on 12/12/25 for £355,000 Semi 4 beds

Tenant ready property rental values in the area are in the region of £1200 to £1400 per month. EPC rating D.

Located within this popular residential estate in Audenshaw, this superb property is within reach of local shops, schools and transport links including access to the Metro link network and the M60 Motorway network.

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

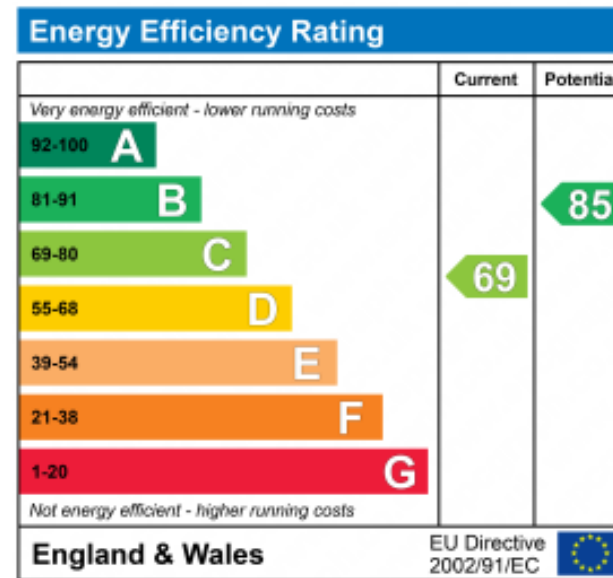
Floorplan not available

www.edwardmellor.co.uk

Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Years Remaining on the Lease : 957 Years

EPC Rating



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

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