Estate & Letting Agents

t: 0161 773 4583
e: sales@hydepartners.com
www.hydepartners.com



390 Huddersfield Road, Millbrook
Stalybridge SK15 3ET

Auction Guide £120,000

Auction date: 26/11/2026. Hyde Estates presents an investment opportunity in Stalybridge. This three bedroom end terrace property offers vacant possession. Approx. gross internal area: 100 sq m / 1074 sq ft







Description

This property presents a unique opportunity for those with a vision. Spanning an impressive 1,044 square feet, this house is ripe for renovation, making it an ideal investment for buyers looking to create their dream home or enhance their property portfolio in the Stalybridge area.

Lounge: Front-facing lounge with high ceilings and a large window, creating a bright and spacious feel.

Dining Room: Spacious rear dining room with ample space for a dining table, benefiting from plenty of natural light.

Kitchen & Utility: Compact kitchen with adjoining utility room, offering additional storage and housing the boiler.

Bedroom 1: Well-proportioned double bedroom with space for additional furniture.

Bedrooms 2 & 3: Compact single bedrooms offering practical living space.

Bathroom: Fitted with WC, wash hand basin, bath and overhead shower.

Location: Situated on Huddersfield Road (B6175), adjacent to Stalybridge Country Park, the property benefits from a convenient location with easy access into Stalybridge town centre. The area also offers excellent transport links, including regular train services providing connections to Manchester City Centre and surrounding areas.

Accommodation
Lounge: 4.21m x 4.12m (13'10" x 13'6")
Dining Room: 4.19m x 3.62m (13'9 x 11'11")
Kitchen: 2.00m x 3.06m (6'7" x 10'0")
Utility Room: 2.07m x 3.19m (6'9" x 10'6")
Bedroom 1 : 2.22m x 3.31m (7'3" x 10'10")
Bedroom 2 : 2.33m x 4.22m (7'8" x 13'10")
Bedroom 3 : 1.84m x 3.24m (6'0" x 10'8")
Approx gross internal area: 100 sq m / 1074 sq ft

EPC: E

Note: Although these details are believed to be correct, they are not guaranteed. Sizes given are approximate dimensions.

Auction Details:
The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.
Binding contracts will be exchanged at the point of sale.
All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.
Auction Deposit and Fees
The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:
• 5% deposit (subject to a minimum of £5,000)
• Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)
There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.
Additional Information
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.
This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).
Guide Price & Reserve Price
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.













