



Winterdyne Street | Harpurhey | M9 5PQ

EDWARD  
**mellor**

Winterdyne Street | Harpurhey | M9 5PQ

Starting Bid £115,000

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

12 Winterdyne Street, Harpurhey, M9 5PQ.

Terraced house in a cul-de-sac location with hall, lounge, dining room, kitchen with built in oven and hob, two bedrooms and bathroom. Rear yard. Gas central heating and double glazing. Vacant possession. Located just over three miles from the Manchester City Centre and on the border of Crumpsall.

\*\* VIRTUAL TOUR COMING SOON \*\*

### Additional Information

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

7, Worsefold Street, M40 9PB sold on 20/01/26 for £172,000 Terraced 2 beds

55, Oscar Street, M40 9EG sold on 20/08/25 for £162,000 Terraced 2 beds

49, Russet Road, M9 8BL sold on 01/08/25 for £155,000 Terraced 2 beds

The property is also well placed for access to an excellent range of amenities and facilities including shops, supermarkets, schools, North Manchester General Hospital and The Manchester College - Harpurhey Campus. Recreational amenities can be found at Moston Vale, Queens Park and Boggart Hole Clough. Tenant ready property rental values in the area are in the region of £900 to £1000 per month. EPC rating D. Sold as seen.

### Auction consultant dealing with this property

Chloe Jones

### In order to bid at our online auction

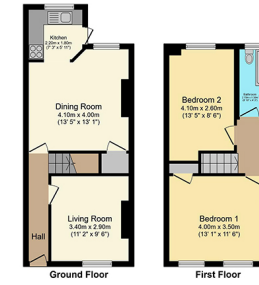
You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access 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](http://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](mailto:auction@edwardmellor.co.uk)

## IMPORTANT INFORMATION

- Council Tax Band: A
- Tenure: Freehold



Total floor area 71.0 sq.m. (294 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas including any total floor area, walling and circulation are approximate. No liability is guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A legal expert's report is not represented. Please contact the Property, wherever it was located.

*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*

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