



In the same ownership for over 32 years

# Online Auction

Thursday 23rd July 2026



14 & 14a Levenshulme Road,  
Manchester, M18 7WJ



Sanderson  
Weatherall

Freehold two storey building arranged as two self-contained flats (One flat vacant, one flat let)  
– Part vacant investment producing £9,000 per annum

- Guide Price: £110,000 +
- Bidder security deposit: £3,500
- Start time: 10.00am

## Property Summary

- ▶ In the same ownership for over 32 years
- ▶ Freehold two storey building arranged as two self-contained flats (one flat vacant, one flat let)
- ▶ 1 x two bedroom flat & 1 x one bedroom flat
- ▶ Close to amenities and transport facilities
- ▶ Currently producing £9,000 per annum together with vacant possession of the ground floor flat

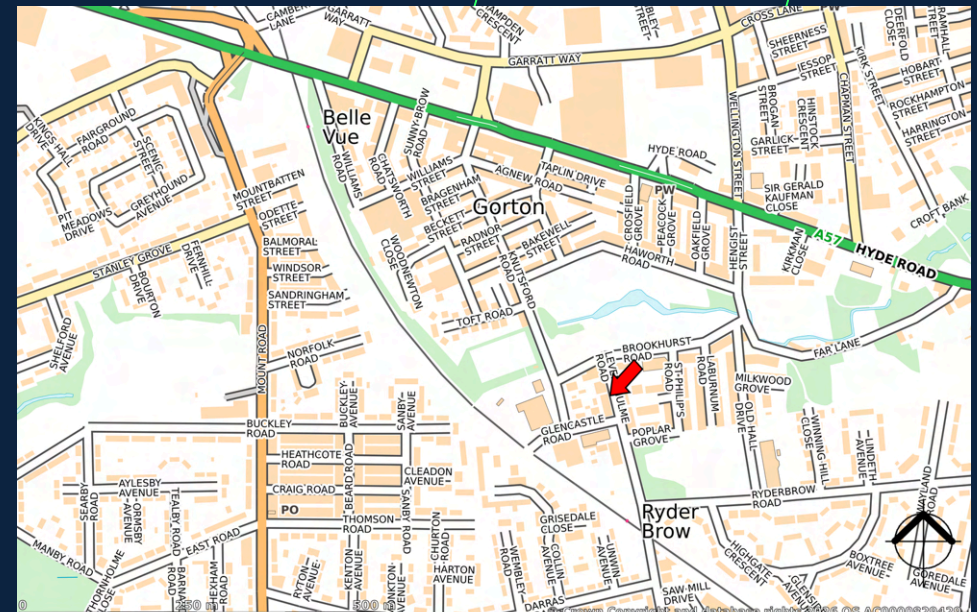


## Location

Located approximately 4 miles south east of Manchester city centre which benefits from a selection of cafés, restaurants, and multiple shops via the A57 and within easy reach of junction 24 of the M60. The property is situated on Levenshulme Road between the junctions with Brookhurst Road and Glencastle Road. Public transport includes Ryder Brow (Northern rail network) railway station giving direct access into Manchester Piccadilly and New Mills Central. Shopping amenities are at Hyde Road (A57). Reception pursuits can be found at Sunny Brow Park.

## Description

The property comprises of a two storey brick built terraced building beneath a pitched roof, arranged as two self-contained flats each benefitting from its own separate street entrance to the front.



## Accommodation

Number	Floor	Accommodation	Tenant	Tenancy	Rent (£ pa)
14a	First	Two bedrooms, reception room, kitchen, shower room/wc	Individual	Let on a periodic tenancy from 30/7/2021	£9,000
14	Ground	Bedroom, reception room, kitchen, bathroom/wc Outside: rear garden	<b>VACANT</b>		
Total					£9,000

We have been advised by the vendor that there are no rent arrears. Prospective purchasers must rely on their own enquiries in this regard.

Flat 14



Flat 14



Flat 14a



# Flat 14a

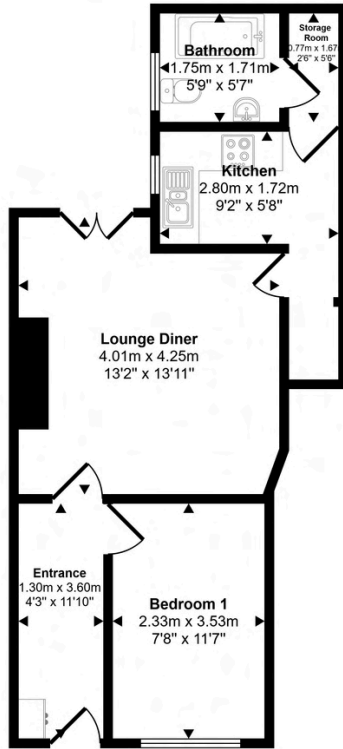


# Flat 14a



# Floorplans

Approx Gross Internal Area  
42 sq m / 447 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

**No. 14**

Approx Gross Internal Area  
50 sq m / 543 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

**No. 14a**

### Guide Price

£110,000 +

### Tenure

Freehold

### EPC

14a – Rating D  
14 – Rating C

### Council Tax

Band A

### VAT

VAT is not applicable to this lot

### Legal documentation

Interested parties should read the legal pack for further information at [www.swpropertyauctions.co.uk](http://www.swpropertyauctions.co.uk) to download the pack.

### Seller's Solicitor

Jefferies Solicitors

Mark Hidveghy | 01702 443 476 | [mjh@jefferieslaw.co.uk](mailto:mjh@jefferieslaw.co.uk)



Sanderson  
Weatherall

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**Dated – 01/07/2026**