



Waverley Crescent | Droylsden | M43 7WL

EDWARD
mellor



TO BE SOLD BY ONLINE AUCTION ON 21ST JANUARY 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

84 Waverley Crescent, Droylsden, M43 7WL.

Semi detached house with hall, lounge, dining room, conservatory, kitchen with built in oven and hob, three bedrooms and bathroom with stand-alone shower cubicle. Large private rear garden. Gas central heating and double glazing. Vacant possession on completion. Close to local shops on Market Street, schools such as St Stephens RC Primary, Greenside Primary and Droylsden Academy, transport links and also within walking distance of Droylsden centre and Lumb Clough.

Additional Information

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

102, Waverley Crescent, M43 7WL sold on 18/07/2025 for £255,000 Semi-Detached 3 beds 0.04 mi

78, Gloucester Road, M43 7PN sold on 04/04/2025 for £265,000 Semi-Detached 3 beds 0.18 mi

31, Shakespeare Road, M43 7NT sold on 27/01/2025 for £250,000 Semi-Detached 3 beds 0.17 mi

The Metrolink offers ease of access into Manchester centre, The Etihad Campus including the Velodrome and the newly opened Co-op Live which is the UK's biggest indoor arena. Tenant ready property rental values in the area are in the region of £1300 to £1400 per month. EPC rating D.

Auction consultant dealing with this property

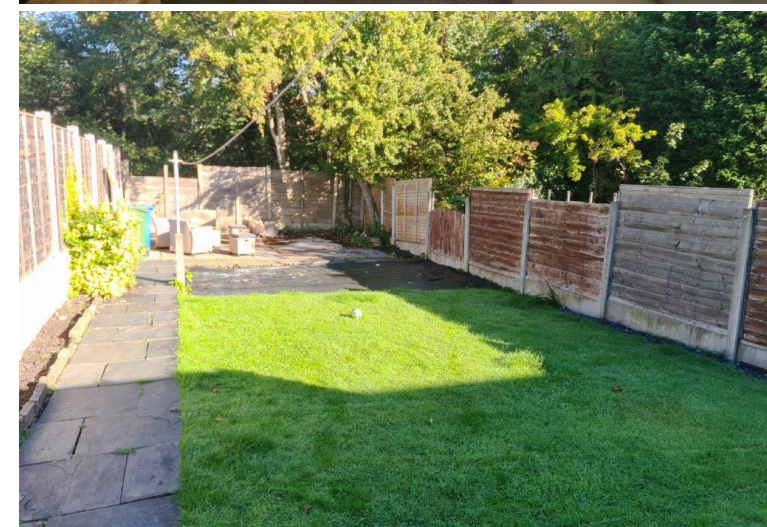
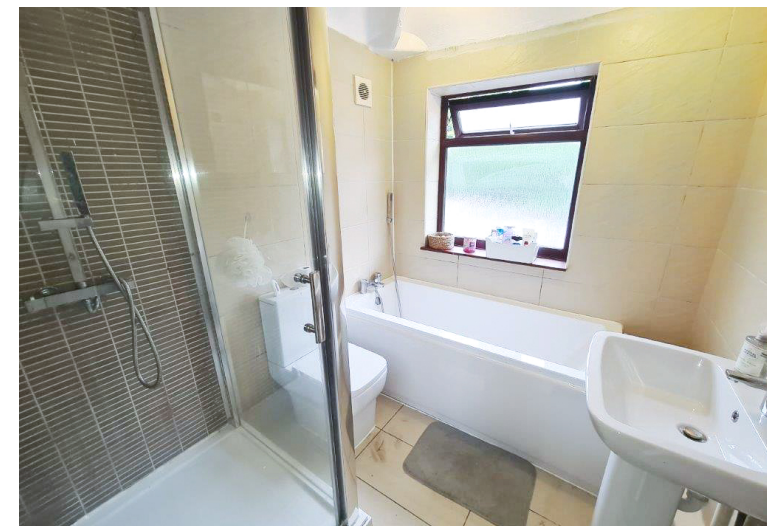
Millie Whyers-Cropper

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.

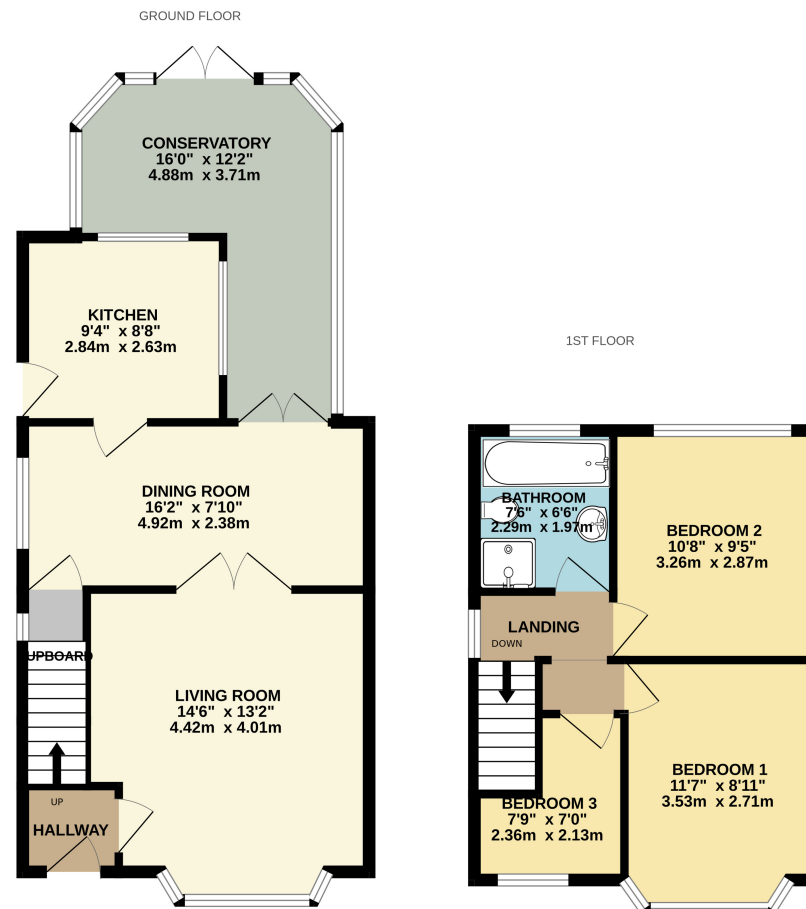
Important notice

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



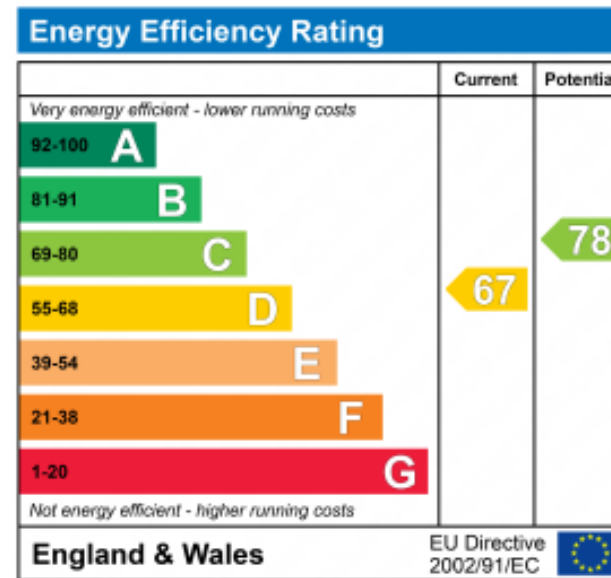
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: B
- Tenure: Leasehold
- Years Remaining on the Lease : 910 Years

EPC Rating



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 E: auction@edwardmellor.co.uk



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