



Heron Drive | Audenshaw | M34 5QX

EDWARD
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Starting Bid £45,000



TO BE SOLD BY ONLINE AUCTION ON 4TH MARCH 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

56 Heron Drive, Audenshaw, M34 5QX.

First floor studio apartment with living space, kitchen, washroom, bathroom. Electric heating and double glazing. Vacant possession. Use of communal parking area. The property is conveniently located close to the M60 with bus and tram stops close by offering direct routes into Manchester and Ashton.

** VIRTUAL TOUR AVAILABLE **

Additional Information

This bijou apartment will generate a healthy rental return given the area's high demand. There are an array of amenities nearby including local shops along with the Snipe Retail Park and recreational options at Ashton Moss and The Big Field hiking area. Tenant ready property rental values in the area are in the region of £650 to £700 per month. EPC on order.

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

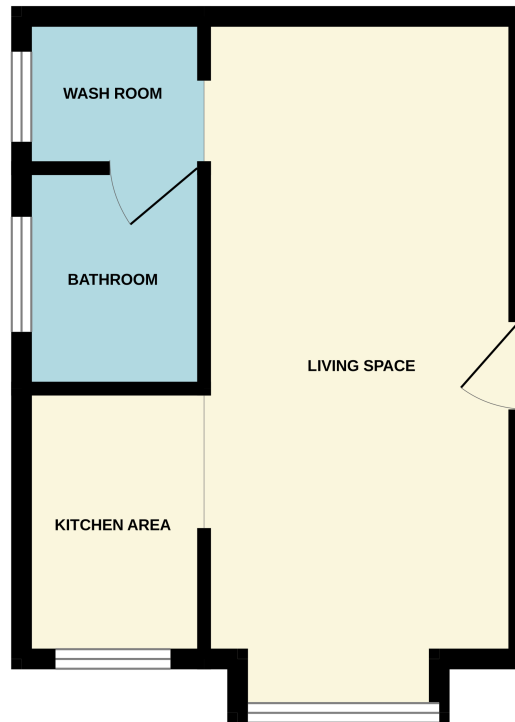
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the 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

FIRST FLOOR



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: A
- Tenure: Leasehold
- Years Remaining on the Lease : 76 Years

EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS
T: 0161 443 4740
E: auction@edwardmellor.co.uk



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