



Waverley Road West | Moston | M9 4LL

EDWARD
mellor

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Starting Bid £105,000

TO BE SOLD BY AUCTION ON 25TH - 26TH MARCH 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

4 Waverley Road West, Moston, M9 4LL.

Tenanted terraced house not yet inspected by Edward Mellor but reported to comprise lounge, dining room, kitchen, two bedrooms and bathroom. Rear yard. Gas central heating and double glazing. Let on a periodic AST from 21/07/20; last rent increase 21/07/25 to £810 per month. Please respect the tenant's privacy. Moston Vale Park and Garden is within a short walk away as it literally just at the end of the road. The property itself sits approximately five miles from Manchester city centre and is serviced by ample transport links and commuter services. There are a good range of shops and amenities nearby as well along with local schools.

**** VIRTUAL TOUR AND MORE PHOTOS COMING SOON ****

Additional Information

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

19, Lizmar Terrace, M9 4WG sold on 26/09/2025 for £155,000 Terraced 2 beds 0.01 mi

55, Oscar Street, M40 9EG sold on 20/08/2025 for £162,000 Terraced 2 beds 0.32 mi

28, Lily Lane, M9 4NR sold on 05/06/2025 for £165,000 Terraced 2 beds 0.09 mi

The property is close to the heart of Moston and is ideally located for Manchester Communication Academy, Abraham Moss School, Manchester Creative & Media Academy, The Co-operative Academy of Manchester and North Manchester General Hospital. Tenant ready property rental values in the area are in the region of £900 to £1000 per month. EPC rating C.

Auction consultant dealing with this property

Kate Freer

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

IMPORTANT INFORMATION



Floorplan
coming soon.

- Council Tax Band: A
- Tenure: Freehold

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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