



Bromfield Avenue | Blackley | M9 8AG

EDWARD  
**mellor**

TO BE SOLD BY ONLINE AUCTION ON 4TH - 5TH MARCH 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

12 Bromfield Avenue, Blackley, M9 8AG.

Tenanted terraced house not yet inspected by Edward Mellor but reported to comprise lounge, dining room, kitchen, THREE bedrooms and bathroom. Paved areas to front and rear. Gas central heating and double glazing. Let on a period AST increased to £800 on 14/04/25. Please respect the tenant's privacy. The property is located on the border of Crumpsall and is ideally situated for access to Manchester city centre approximately three miles and the M60/M62 are both just a short drive away.

\*\* 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:

20, Sidney Road, M9 8AT sold on 03/11/25 for £182,000 Terraced 3 beds 0.16 mi

48, Old Road, M9 8BS sold on 06/06/25 for £195,000 Terraced 3 beds 0.29 mi

46, Lawson Street, M9 8DP sold on 17/04/25 for £202,000 Terraced 3 beds 0.35 mi

The area is well served by a good range of local amenities including schools such as Mount Carmel Primary, shops and supermarkets. Boggart Hole Clough, The David Lewis Recreation Ground, The Manchester College - Harpurhey Campus and North Manchester General Hospital are just a short distance away. Tenant ready property rental values in the area are in the region of £1000 to £1200 per month dependent upon finish. EPC rating E.

#### **Auction consultant dealing with this property**

Chloe Jones

#### **In order to bid at our online auction**

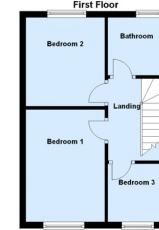
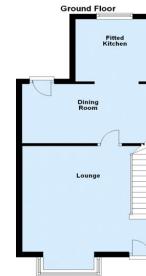
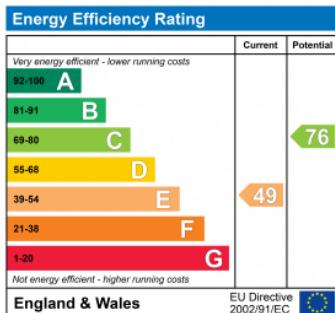
You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access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



*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.*

### Auction Office

Mellor House,  
65-81 St Petersgate,  
Stockport,  
SK1 1DS

