



Beresford Street | Moss Side | M14 4RX

EDWARD
mellor



TO BE SOLD BY ONLINE AUCTION ON 13TH NOVEMBER UNLESS SOLD PRIOR UNDER AUCTION TERMS.

142 Beresford Street, Moss Side, M14 4RX.

Fantastic three-bedroom house that along with several neighbouring streets, were comprehensively refurbished to a high standard in 2012 under the re-generation scheme. Hall, lounge, dining room, kitchen, three bedrooms and bathroom. Rear yard. Gas central heating and double glazing. Vacant possession.

** VIRTUAL VIEWING AVAILABLE **

Additional Information

Here are some similar properties taken from Land Registry which have sold close by:

96, Monton Street, M14 4LT sold on 11/03/2024 for £250,000 Terraced 4 beds 0.25 mi

20, Ruskin Avenue, M14 4DQ sold on 20/03/2024 for £230,000 Terraced 3 beds 0.38 mi

53, Parkside Road, M14 7JX sold on 01/03/2024 for £230,000 Terraced 2 beds 0.37 mi

The location offers excellent access routes by car and public transport to the City Centre, Manchester University Complexes, Manchester Royal Infirmary, as well as Manchester Airport and Didsbury heading south, and is just a short walk from Alexandra Park. The house would suit either a family or professionals/students if used as an investment property with added HMO potential subject to licensing. Tenant ready property rental values in the area are in the region of £1800 per month or if a licensed HMO £700 per month per room. EPC rating C.

Auction consultant dealing with this property

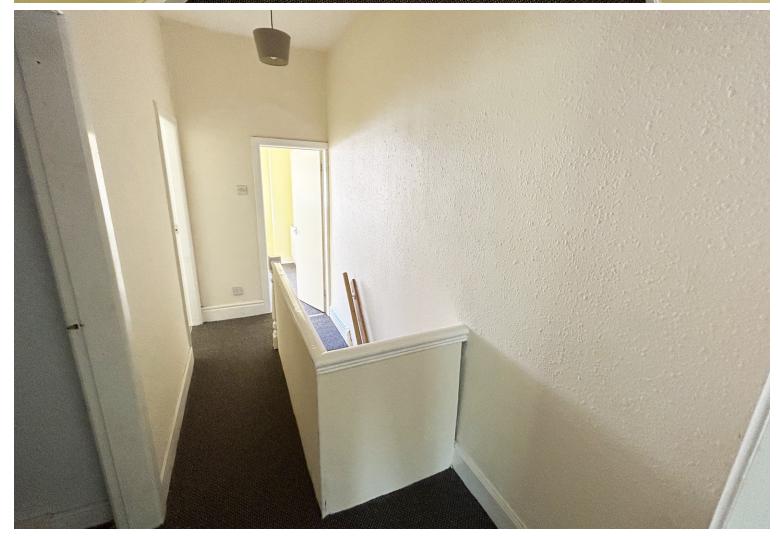
Freya Bashir

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

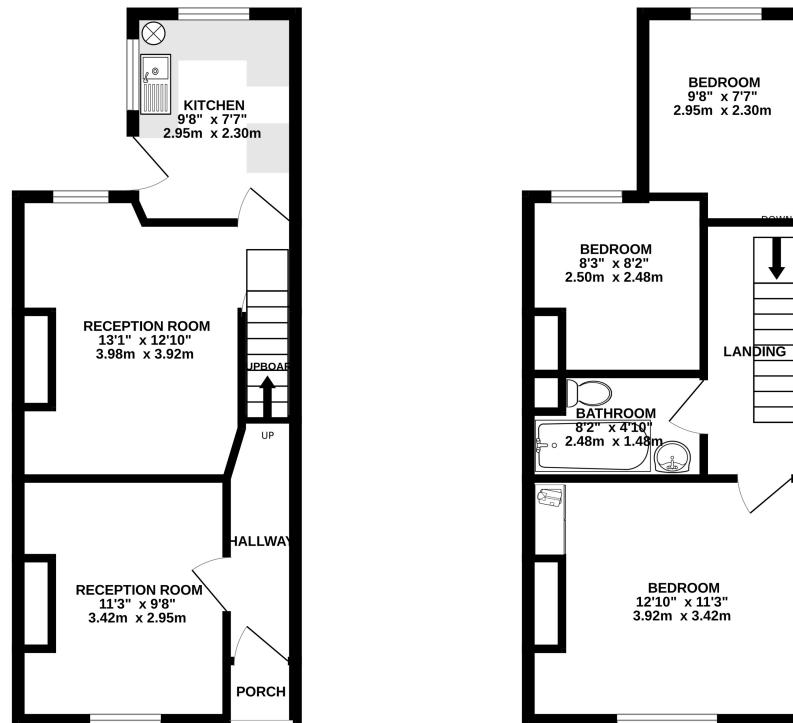


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.
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. The floorplan is for identification purposes only and should not 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.
Made with Memope ©2022

www.edwardmellor.co.uk

Important Information

- Council Tax Band: A
- Tenure:Freehold

EPC Rating

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



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.