



Beresford Street | Moss Side | M14 4RX

EDWARD
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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

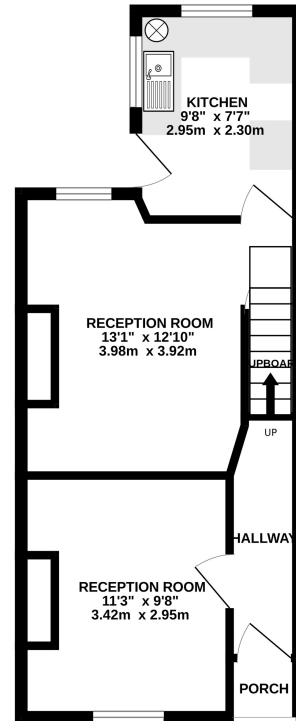
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the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



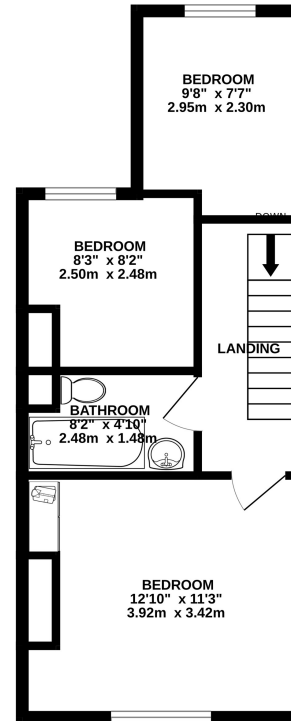
FLOOR LAYOUT

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 herein, 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.
Made with Metapix 12/2023

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Important Information

- Council Tax Band: A
- Tenure:Freehold

EPC Rating

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