



Madison Street | Abbey Hey | M18 8SD

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melior

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

4 Madison Street, Abbey Hey, M18 8SD.

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 24/11/15; last rent increase 24/11/25 to £750 per month. Please respect the tenant's privacy. Perfectly situated for local schools including Abbey Hey Primary Academy and Wright Robinson College, parks and easily commutable to Manchester, this is a highly sought-after location with demand shooting up over the past couple of years.

Additional Information

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

32, Kenyon Street, M18 8SF sold on 16/04/2025 for £168,000 Terraced 2 beds 0.14 mi

221, Abbey Hey Lane, M18 8TN sold on 21/03/2025 for £175,000 Terraced 2 beds 0.25 mi

Located within close proximity of local amenities, including both Gorton and Openshaw centres, the nearby Lyme Retail Park, the 24-hour Tesco store, Gorton Market and the M60. The A57 gives access to surrounding areas by car and public transport. There are plenty of recreational offerings close by such as Vine Street Park, Lees Street Park and Delamere Park. Tenant ready property rental values in the area are in the region of £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

Attention Investors!

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- 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