



Hobart Street (1) and Kirk Street (140) | Gorton | M18 8UR

EDWARD  
**mellor**

Hobart Street (1) and Kirk Street (140) | Gorton | M18 8UR

Starting Bid £98,000

TO BE SOLD BY ONLINE AUCTION ON 12TH JUNE 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

1 Hobart Street, M18 8UR and 140 Kirk Street, M18 8WF.

Tenanted end terraced house in two flats not inspected by Edward Mellor but advised by the seller to comprise: GF - lounge, kitchen, bedroom, bathroom. FF – lounge, kitchen, bedroom, bathroom. Both have separate gas central heating systems and double glazing. Reportedly let on periodic ASTs at £500 and £500 respectively per month (awaiting sight of agreements). Please respect the tenant's privacy. The house is located just off Chapman Street, a couple minutes' walk from the large Tesco and famous Gorton Market.

### Additional Information

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

12 Acheson Street M18 8LQ sold on 23/10/2023 for £139,950 Terraced 2 beds 0.16 mi

30 Longford Street M18 8GQ sold on 08/06/2023 for £145,000 Terraced 3 beds 0.36 mi

Positioned within close proximity to the M60 with the A57 giving access to surrounding areas by an abundance of public transport. Abbey Hey and St James Primary Schools are both within walking distance as is King George V Park and Vine Street Community Park. Sold as seen. EPC ratings on both E. Sold as seen.

### Auction consultant dealing with this property

Kieran Mathieson

### 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: Leasehold
- Years Remaining on the Lease :  
876



*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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