



Villa 42 Lakeside Rise | Blackley | M9 8QF

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TO BE SOLD BY ONLINE AUCTION ON 2ND OCTOBER 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

Villa 42, Lakeside Rise, Blackley, M9 8QF.

Three storey townhouse with hall, ground floor wc, massive open plan living space with dining area and kitchen with built in oven and hob, three bedrooms – one with ensuite shower room, second bathroom. Gas central heating and double glazing. Vacant possession. Lakeside Rise is directly off Blackley New Road which runs between Old Market Street and Middleton Road (A576), close to the Crumpsall and Prestwich borders. We recently sold Villa 33 in our auction for £180,000.

** VIRTUAL VIEWING AVAILABLE **

Additional Information

The property is well placed for access to a good range of amenities and facilities including North Manchester General Hospital, Co-op Academy Manchester, Heaton Park, Plant Hill Park and Boggart Hole Clough plus local shops, supermarkets, schools and Bowker Vale Metrolink. Rental values in the area are in the region of £1000 to £1200 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



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

New instruction.

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Important Information

- Council Tax Band: B
- Tenure: Leasehold
- Years Remaining on the Lease : 104 Years

EPC Rating

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



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