



Stanton Street | Clayton | M11 4NH

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TO BE SOLD BY ONLINE AUCTION ON 13TH NOVEMBER 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

5 Stanton Street, Clayton, M11 4NH.

Tenanted terraced house with hall, lounge, dining room with French doors to rear, extended kitchen, ground floor WC, two bedrooms and bathroom/WC. Rear yard. Gas central heating and double glazing. Let on a periodic AST from 10/09/18 with a rent increase to £950 per month applied on 10/06/24. Please respect the tenant's privacy. Really popular area with the Metrolink on the doorstep and the M60 just down the road, the house is also within easy access of Manchester City Centre.

Additional Information

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

23, Dargai Street, M11 4PW sold on 03/05/2024 for £158,000 Terraced 2 beds 0.45 mi

29, Glenolden Street, M11 4PT sold on 31/01/2024 for £160,000 Terraced 2 beds 0.29 mi

The property is located close to Manchester City FC Academy and Etihad Stadium complex, and the new Co-op Live Arena. For families there are schools ranging from sixth form to nurseries along with local amenities including the large ASDA super store, the historic Clayton Hall which is just at the end of the road and Hewlett Johnson Playing Fields ensuring it will be constantly in demand from the rental market. EPC rating E.

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. 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.

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



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