



Mill Lane, Reddish | Stockport | SK5 6UU

EDWARD
mellor

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Starting Bid £130,000



TO BE SOLD BY ONLINE AUCTION ON 22ND JANUARY 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

54 Mill Lane, Reddish, SK5 6UU.

Semi detached house with lounge, dining room, modern kitchen with built in oven and hob, two double bedrooms and bathroom. Rear yard. Gas central heating and double glazing. Vacant possession. Located on a popular road within walking distance of South Reddish Train Station with extensive shopping facilities available in both Reddish and Gorton.

**** VIRTUAL VIEWING COMING SOON ****

Additional Information

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

71, Harcourt Street, SK5 6UB sold on 30/08/2024 for £205,000 Terraced 2 beds 0.33 mi

16, Longford Road, SK5 6UX sold on 12/07/2024 for £191,000 Terraced 2 beds 0.06 mi

21, Welland Street, SK5 6XA sold on 24/06/2024 for £195,500 Terraced 2 beds 0.08 mi

There are regular bus services along Gorton Road which also provides ample local shops along with easy access to the M60. Close by are Fir Tree Nursery, Vale View Primary School and Reddish Vale High School just a little further away. Reddish Vale Country Park and Visitors Centre is also just a stroll away which is a spacious, serene recreational park on the River Tame and features a variety of trails & wildfowl. Tenant ready property rental values in the area are in the region of £1000 per month. EPC rating D.

Auction consultant dealing with this property

Millie Whyers-Cropper

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

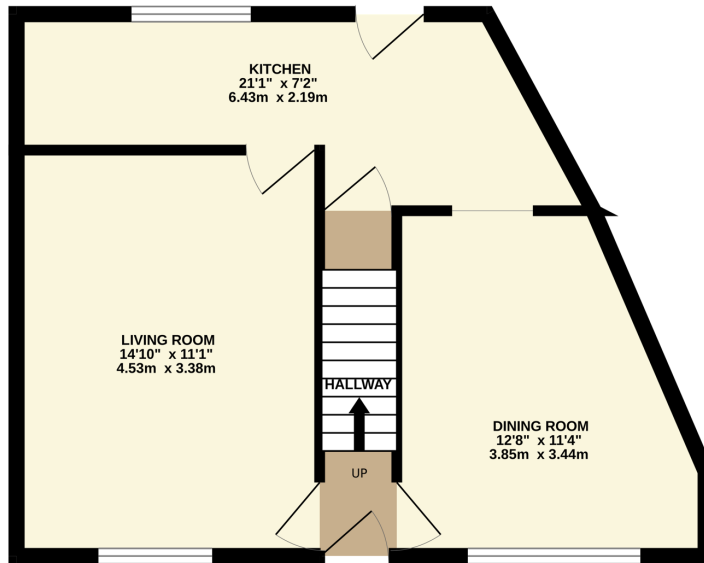
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the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



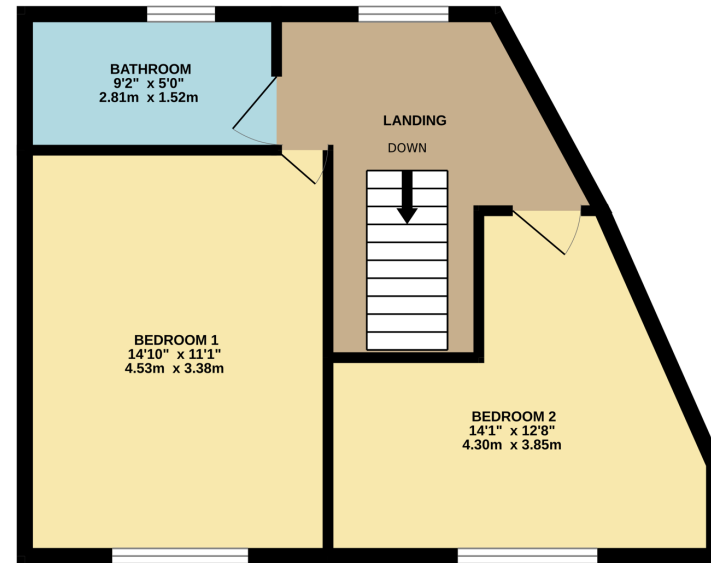
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating

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



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