



Hollins Road | Macclesfield | SK11 7EA

EDWARD
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TO BE SOLD BY ONLINE AUCTION ON 26TH MARCH 2025.

41 Hollins Road, Macclesfield, SK11 7EA.

Commanding semi-detached house with porch, hall, lounge, dining room, kitchen. Two double bedrooms and bathroom on the first-floor. On the top floor is the third double bedroom. Gardens to the front, side and rear. Vacant possession. Located in a desirable spot with views of the countryside and close to Macclesfield Golf Club, yet close to the nearby town of Macclesfield which provides an extensive range of shopping and entertainment facilities and the main line railway station provides direct connections to Manchester and London.

**** VIRTUAL VIEWING AVAILABLE ****

Additional Information

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

39, Hollins Road, SK11 7EA sold on 27/08/2024 for £255,000 Semi-Detached 3 beds 0.00 mi

102, Waterways Avenue, SK11 7NF sold on 10/10/2024 for £290,000 Semi-Detached 3 beds 0.25 mi

Set back from the road in an elevated position, this Victorian house has superb potential and offers a unique opportunity for a full renovation project whilst retaining the desired attributes of high ceilings and some period features. The M56 and M6 motorways along with Manchester International Airport are all within an easy commute. It is also a short walk from Buxton Road where there have been a number of new businesses opening recently, with the addition of independent café's and bakeries. Tenant ready property rental values in the area are in the region of £1500 per month. EPC rating G.

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

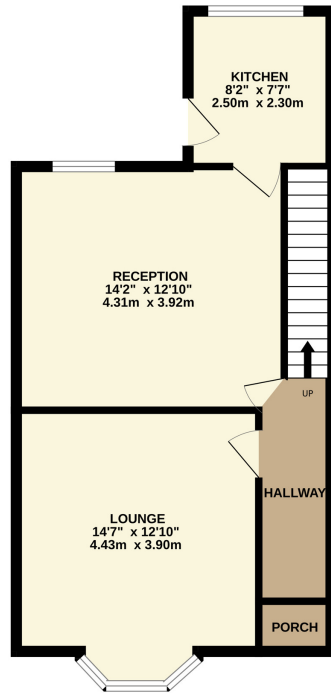
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the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



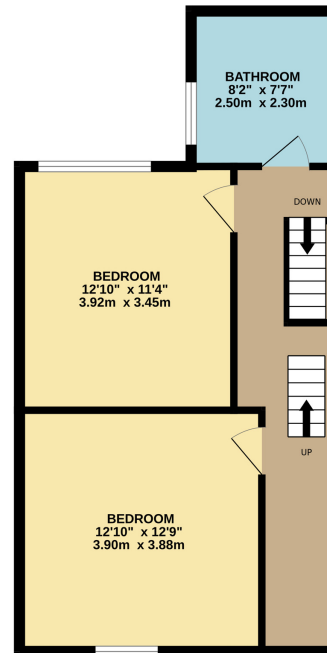
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

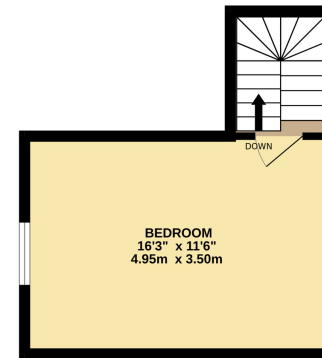
GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR
222 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 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: D
- Tenure:Freehold

EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS
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