



Mills Street | Heywood | OL10 3HN

EDWARD  
mellor



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Starting Bid £118,000



TO BE SOLD BY ONLINE AUCTION ON 23RD APRIL 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

11a Mills Street, Heywood, OL10 3HN.

Tenanted end terraced house tucked away at the head of a small cul-de-sac with lounge, dining kitchen with built in oven and hob, two bedrooms and bathroom. **GARAGE**. Gas central heating and double glazing. **LARGE REAR GARDEN**. Let on a periodic tenancy from 28/06/23 now paying £850 per month. Please respect the tenant's privacy. Situated in a perfect location for shops and amenities with Tesco Express within walking distance and for a wider range of shops, the Times Retail Park is just down the road. The property is also convenient for transport links such as main bus routes which run regularly along the A58.

**\*\* VIRTUAL VIEWING AVAILABLE \*\***



### Additional Information

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

14, Seymour Street, OL10 3AJ sold on 18/10/2024 for £156,000 Terraced 2 beds 0.36 mi

54, Grosvenor Street, OL10 3AE sold on 06/09/2024 for £158,600 Terraced 2 beds 0.21 mi

12, Albert Street, OL10 4QR sold on 31/05/2024 for £155,000 Terraced 2 beds 0.13 mi

The property is well positioned for both Bury and Rochdale centres. Heywood has excellent transport routes including the newly refurbished East Lancashire Railway whilst the M62, M66 and M60 motorways are only a short distance away. Tenant ready property rental values in the area are in the region of £900 and £950 per month. EPC rating D.

### Auction consultant dealing with this property

Chloe Jones

### 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.

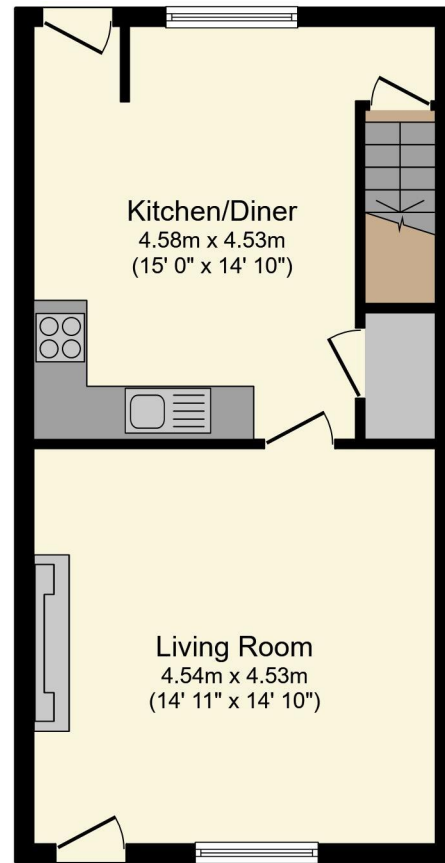
### Important notice

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)

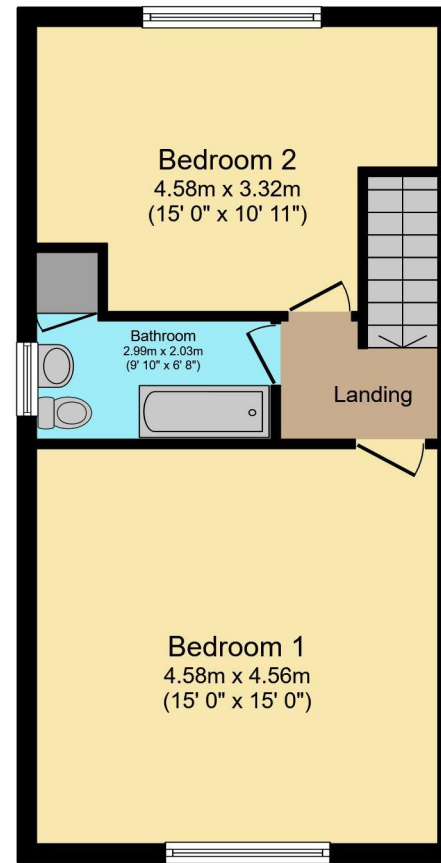


## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



**Ground Floor**



**First Floor**

Total floor area 83.5 sq.m. (899 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by [www.focalagent.com](http://www.focalagent.com)

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## Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 799 Years

## EPC Rating

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



*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.*