



Manor Road | Droylsden | M43 6GB

EDWARD
mellor



TO BE SOLD BY ONLINE AUCTION ON 11TH JUNE 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

45 Manor Road, Droylsden, M43 6GB.

Semi detached house with through lounge/dining room, kitchen, three bedrooms and bathroom. Massive rear garden plus driveway for off-road parking. Vacant possession. The house is conveniently located with good access to local schools and shops and it is also just a stroll from the Metrolink station which offers easy access to both Manchester and Ashton.

**** VIRTUAL VIEWING AVAILABLE ****

Additional Information

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

5, Rainow Avenue, M43 6HW sold on 05/02/2025 for £242,000 Semi-Detached 3 beds 0.41 mi

31, Shakespeare Road, M43 7NT sold on 27/01/2025 for £250,000 Semi-Detached 3 beds 0.32 mi

7, Masefield Road, M43 6RP sold on 19/11/2024 for £245,500 Semi-Detached 3 beds 0.18 mi

The M60 motorway network is also just a short drive away as is The Etihad Complex. For families, the house is close to Lewis Road Children's Park, Greenside Primary School, Manchester Road Primary Academy and Droylsden Academy. Tenant ready property rental values in the area are in the region of £1100 to £1400 per month dependent upon the finish. EPC on order. Sold as seen.

Auction consultant dealing with this property

Seth Barlow

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

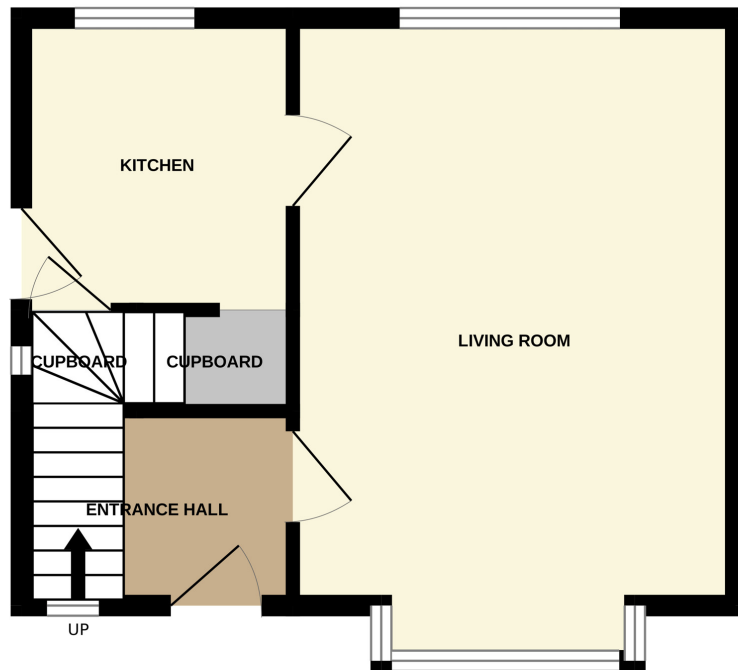
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the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



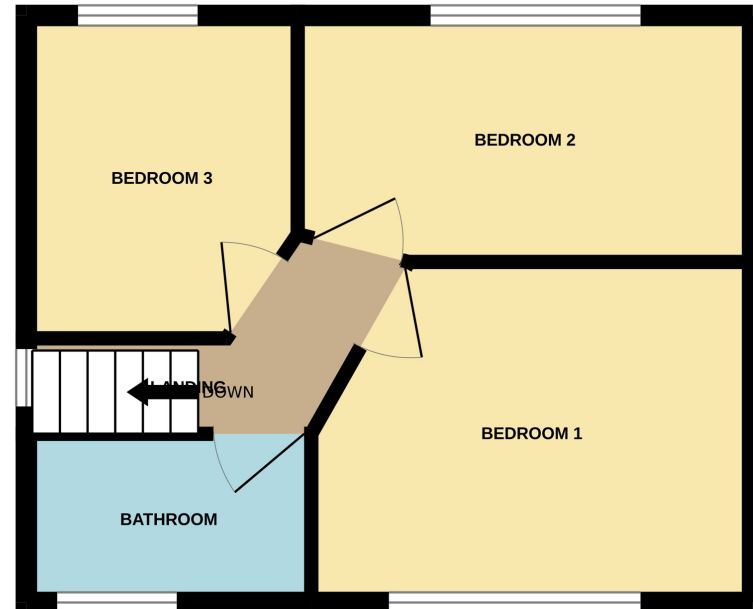
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR



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: Leasehold
- Years Remaining on the Lease : 906 Years

EPC Rating

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



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