



Birchtree Close, Bowdon | Altrincham | WA14 3PP

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Starting Bid £230,000



Attention Investors!

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TO BE SOLD BY ONLINE AUCTION ON 2ND JULY 2025.

13 Birchtree Close, Bowdon, WA14 3PP.

Mews house let on a **LIFETIME REGULATED TENANCY** at £5,668 per annum (last registration 02/05/24). Not inspected by Edward Mellor but understood to comprise lounge, kitchen, two bedrooms and bathroom. Gardens. Please do not disturb the tenants under any circumstances. **STRICTLY EXTERNAL VIEWING** as interior inspections are not available. **Suitable for investors only**. Bowdon is only a short drive away from both Hale Village and Altrincham Town Centre and the location offers easy access to the M56/M6 motorways and Manchester Airport.



## Additional Information

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

6, Priory Street, WA14 3BQ sold on 20/01/2025 for £380,000 Terraced 2 beds 0.14 mi

50, Eaton Road, WA14 3EH sold on 24/07/2024 for £329,000 Terraced 2 beds 0.05 mi

Situated at the head of a peaceful cul-de-sac and located close to The Bollin and Bowdon Church Primary Schools, in addition to having Bollin Valley walks literally on the doorstep and local convenience shops nearby. Tenant ready property rental values in the area are in the region of £1300 to £1400 per month. EPC rating C.

## 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](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)



New instruction.

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## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



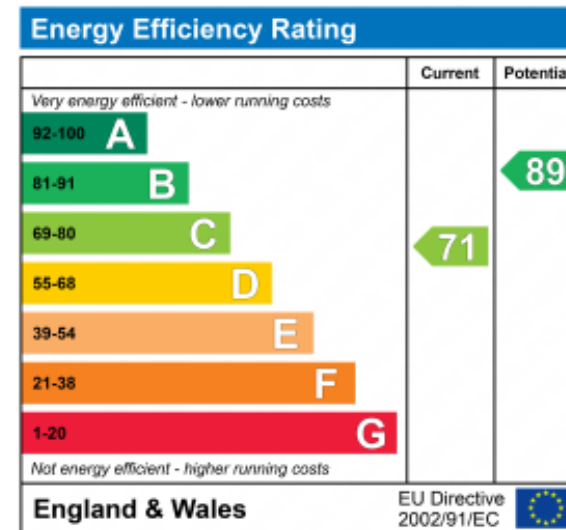
[www.edwardmellor.co.uk](http://www.edwardmellor.co.uk)



## Important Information

- Council Tax Band: D
- Tenure: Freehold

## EPC Rating



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 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.*