



Worsley Avenue | Moston | M40 9WA

EDWARD  
**mellor**

TO BE SOLD BY ONLINE AUCTION ON 21ST JANUARY 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

27 Worsley Avenue, Moston, M40 9WA.

Tenanted terraced house with hall, lounge, dining room, breakfast room, kitchen, three bedrooms and bathroom. Rear yard. Gas central heating and double glazing. Let on a periodic AST from 04/05/22 with the last rent increase on 04/05/25 to £1025 per month. Please respect the tenant's privacy. Situated within walking distance of both Broadhurst Park and Boggart Hole Clough, the property lies approximately five miles from Manchester city centre and is serviced by ample transport links and commuter services. There are a good range of shops and amenities nearby as well along with local schools including Lily Lane and Moston Fields Primary Schools.

\*\* VIRTUAL TOUR AND MORE PHOTOS COMING SOON \*\*

#### **Additional Information**

Here are some similar properties taken from Land Registry which have sold close by that highlight the potential:

41, Westleigh Street, M9 4EF sold on 13/06/2025 for £207,000 Terraced 3 beds 0.31 mi

35, Worsley Avenue, M40 9WA sold on 25/04/2025 for £185,000 Terraced 3 beds 0.01 mi

16, Lewis Avenue, M9 4BT sold on 07/03/2025 for £184,000 Terraced 3 beds 0.49 mi

The house is located just off Moston Lane towards New Moston and at the other end of Moston Lane is Harpurhey which has plenty of well-known stores including Asda, Lidl, Farmfoods, and McDonalds. It is also ideally located for Manchester Communication Academy, Abraham Moss School, Manchester Creative & Media Academy, The Co-operative Academy of Manchester and North Manchester General Hospital ensuring a steady demand from tenants. EPC rating D.

Currently managed by Brentwood Lettings Ltd - 0161 6813724

#### **Auction consultant dealing with this property**

Kate Freer

#### **In order to bid at our online auction**

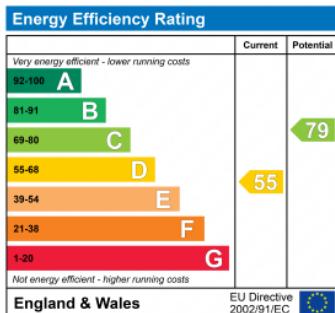
You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access 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)

## IMPORTANT INFORMATION

- Council Tax Band: A
- Tenure:Freehold



Floorplan coming  
soon.

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*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.*

### Auction Office

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