



Godwin Street | Abbey Hey | M18 8GS

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

29 Godwin Street, Abbey Hey, M18 8GS.

Tenanted terraced house with open plan living space and dining kitchen with built in oven and hob, two bedrooms and bathroom. Rear yard. Gas central heating with newly replaced boiler and double glazing. Reportedly let on a periodic AST (awaiting sight of the agreement). Please respect the tenant's privacy. Situated perfectly for local schools including Abbey Hey Primary Academy, parks and easily commutable to Manchester, this is a highly sought-after location with demand shooting up over the past couple of years.

**** VIRTUAL TOUR AVAILABLE ****

Additional Information

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

8, Bramhall Street, M18 8UZ sold on 01/10/2025 for £168,000 Terraced 2 beds 0.16 mi

5, Thornwood Avenue, M18 7HW sold on 30/09/2025 for £154,000 Terraced 2 beds 0.41 mi

55, Rockhampton Street, M18 8UP sold on 17/01/2025 for £150,000 Terraced 2 beds 0.19 mi

Located within close proximity of local amenities, including both Gorton and Openshaw centres, the nearby Lyme Retail Park, the 24-hour Tesco store, Gorton Market, Gorton Heritage Trail, Debdale Country Park and the M60. The A57 gives access to surrounding areas by car and public transport. St James Primary School is also within walking distance as is King George V Park and right at the end of the road Vine Street Community Park. Tenant ready property rental values in the area are in the region of £900 to £1000 per month. EPC rating D.

Auction consultant dealing with this property

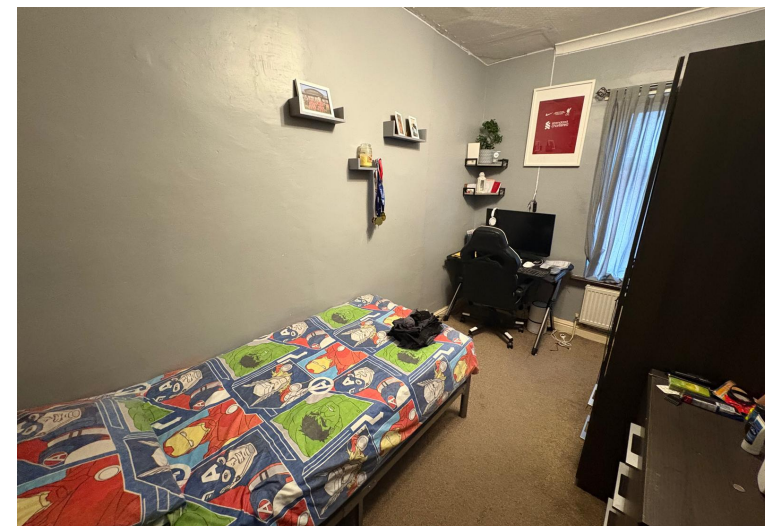
Chloe Jones

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

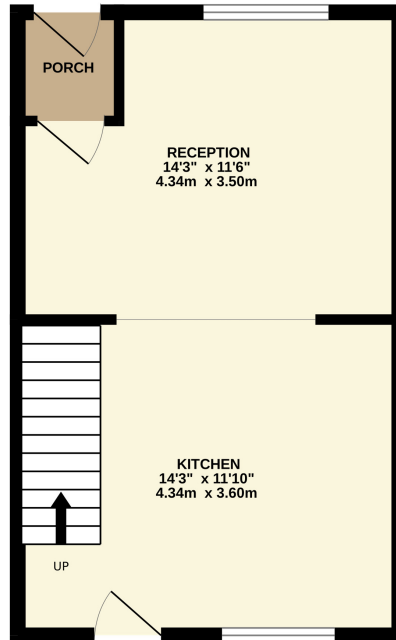
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the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



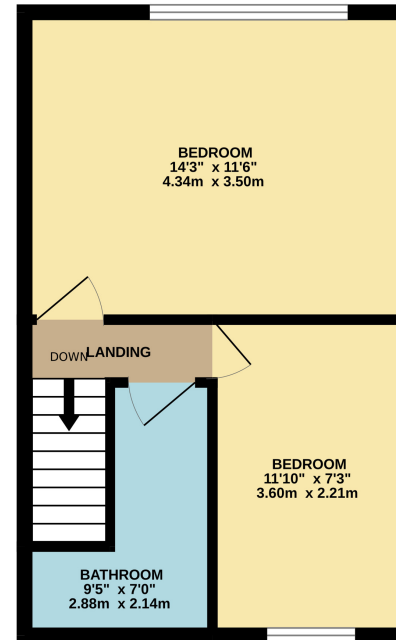
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

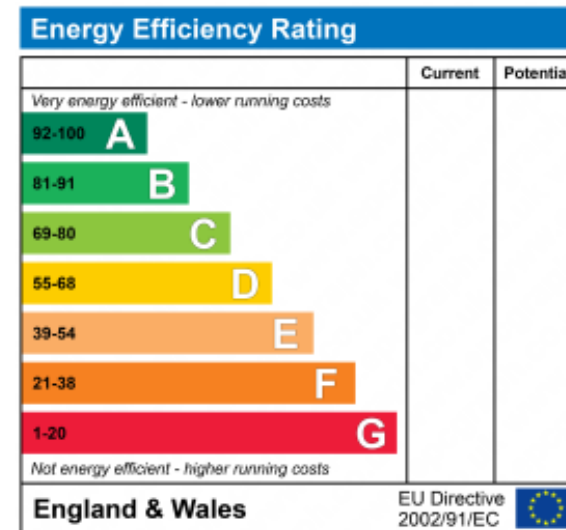
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: A
- Tenure:Freehold

EPC Rating



Mellor House, 65-81 St Petersgate, SK1 1DS
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 E: 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.