

ADDITIONAL LOTS FOR APRIL AUCTION – ADDITIONAL LOTS FOR

Lot 11a



11 Risley Avenue, Blackley, Manchester M9 8EE

Vacant extended three bedroom semi detached house



Directions	Off Factory Lane, Rochdale Road A664
Accommodation	<p><i>Ground Floor:</i> Entrance hall, through lounge, kitchen and study area</p> <p><i>First Floor:</i> Three bedrooms, bath room</p> <p><i>Exterior:</i> Garden to rear, driveway</p>
Note	Central heating and uPVC double glazing. The vendor of this property has a connected interest in Edward Mellor Ltd.
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £80,000+

Lot 12a



85 Carlton Way, Oldham, Lancashire OL2 5BE

Vacant two bedroom semi detached bungalow

Directions	Off Hilbre Avenue, Broadway A663
Accommodation	<p><i>Ground Floor:</i> Hall, lounge, two bedrooms, bathroom/WC</p> <p><i>Exterior:</i> Gardens front and rear</p>
Note	Central heating and partial double glazing. The vendor of this property has a connected interest in Edward Mellor Ltd.
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £85,000+