

## ADDITIONAL LOTS FOR JULY AUCTION

Lot 17a



Guide Price:        circa £60,000

### **11 Forshaw Street, Denton, Manchester, M34 3PD**

Vacant two bedroom terraced house

Directions:        Off Taylor Lane, Seymour Street, Manchester Road Nth (A57)

Accommodation:

Ground Floor:    Porch, Lounge, rear reception room, kitchen

First Floor:        Landing, two bedrooms, bathroom

Exterior:          Forecourt front garden, rear yard

Note:                Gas central heating and 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

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## ADDITIONAL LOTS FOR JULY AUCTION

### Lot 53



Guide price £95,000

**49 Bridge Street, Heywood, Lancashire, OL10 1JF**

Vacant former Salvation Army building used as gym:

*May be suitable for redevelopment subject to necessary consents*

**Directions:** Bridge Street (A58) opposite junction with Collinge Street and supermarket

**Accommodation:**

**Ground Floor:** Bar/Gym 182.50 sqm, Reception 256.80 sqm  
Sun Bed Room 6.60sqm, Passage 5.90sqm  
Changing/Showers/Sauna 38.10sqm, Gym 10.70sqm  
WC's/Stores 19.50sqm  
Total Area: 520.10 sqm

**Possession:** Vacant on completion

**Viewing:** Auction Department on 0161 443 4740

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## ADDITIONAL LOTS FOR JULY AUCTION

### Lot 54



Guide price £40,000

**1327 Ashton Old Road, Openshaw, Manchester, M11 1JT**

Vacant former solicitor office on busy main road, may be suitable for change of use subject to necessary consents

Directions: Ashton Old Road (A635) close to junction of Mersey Street, Openshaw centre.

Accommodation:

Ground Floor: Ground floor offices, kitchen and WC

First Floor: 2 offices.

Total area: 75.50 sq meters

Externally: Small rear yard

Possession: Vacant on completion

Viewing: Auction Department on 0161 443 4740

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