



Ashton Old Road | Openshaw | M11 1GR

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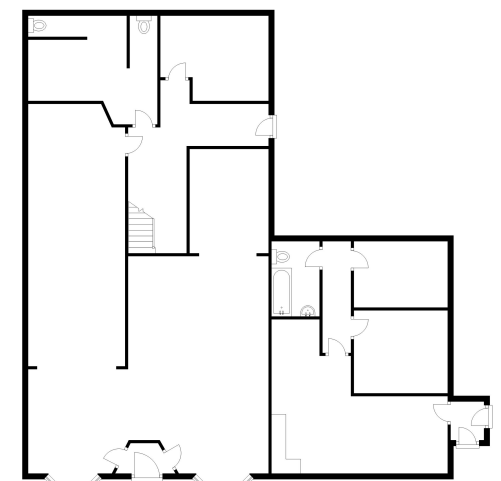


Features

TO BE SOLD BY ONLINE AUCTION ON 16TH FEBRUARY 2022 IF NOT BEFORE. 1515 AND 1519/1521 Ashton New Road, Openshaw, Manchester. Former public house with a further self contained single storey two

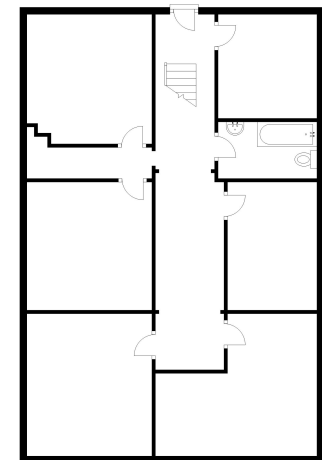
bedroom annex. Suitable for a variety of uses subject to planning. **If you intend to borrow any money from a financial institution please make sure they are in a position to provide the funding in a timely manner, as they are**

currently experiencing extreme demands. For further information you can call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



Total area: approx. 184.2 sq. metres (1982.7 sq. feet)

FIRST FLOOR



Total area: approx. 103.7 sq. metres (1116.6 sq. feet)

(For reference only)

The lot on offer comprises two titles with a former pub with attached accommodation to the side. The former pub has a large central bar with open plan rooms off, a kitchen and two WCs. Access to the beer cellar is in the bar. The accommodation to the right hand side has open plan living space, two bedrooms, bathroom and a back garden area with a covered shelter. The first floor over the pub offers 6 rooms and a bathroom with a terrace area at the rear. With the new houses having been built locally this could be a good investment or opportunity for a restaurant to serve the local residents or perhaps other commercial uses subject to planning.



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



www.edwardmellor.co.uk

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