



## 4 bedroom, Detached house for sale



### Emlakçı Bilgisi

İsim:	Springbok Properties Nationwide
Şirket Adı:	
Ülke:	United Kingdom
Experience since:	2014
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+44 (800) 068-4015
Languages:	English
Web sitesi:	<a href="https://www.springbokproperties.co.uk">https://www.springbokproperties.co.uk</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	GBP 305,000

### Konum

Ülke:	United Kingdom
Eyalet/Bölge/ Şehir:	England
Şehir/İlçe:	Leigh
Adres:	Fairclough Park Drive
Posta kodu:	WN7 2EL
Yayınlandı:	15.07.2024

### Açıklama:

This ideal family home is located within a desirable development of Walmsley Park offering easy reach to all major amenities, road links and excellent local woodland walks for all to enjoy! The property itself is in immaculate condition and offers No Chain! This four bedroom detached family home is located in Walmsley Park development, in the town of Leigh with close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. The area also offers excellent road and transport links for travel both locally and further afield. You will also find close by to Lilford Woods, providing residents with beautiful family walks.

This accommodation is well-presented throughout. Opening to the ground floor the property opens to a welcoming entrance way, a bright and spacious lounge, a modern fitted kitchen-diner leading to a utility room and a WC. Also to the ground floor is a office room and a second reception room which can be utilized as a fifth bedroom.

To the first floor is an inviting landing area through to four well-proportioned bedrooms, with the master boasting it's very own en-suite and a three-piece bathroom with a tub-shower combination, a hand wash



basin and a WC.

Externally, the property benefits from a large enclosed garden to the rear with its patio area and well-maintained lawn. Off-road parking is available to the front.

This home is an excellent find. We anticipate a high amount of interest and as such we would recommend that any interested buyers inquire to arrange a viewing at the earliest convenience to ensure the opportunity is not missed.

## Premium Fast Sale

The innovative Premium Fast Sale Plus method from Springbok Properties is a secure and straightforward way to buy property. It

works like a typical sale, with a number of added benefits to the buyer.

## Benefits

- o Carefully implemented security measures
- o A speedy process
- o Realistically priced properties
- o A Buy it Now option (ask for further information on this feature from our advisors)
- o A significantly reduced chance of fall-throughs
- o No risk of being "gazumped"
- o The full focus of our highly motivated team

Springbok Properties' Premium Fast Sale Plus puts you in the driving seat thanks to our fast and secure methods.

All properties are competitively priced and carefully managed by motivated sellers for a quick, stress-free transaction.

## Deposit

Sales can be secured with a reservation deposit of £5,000. This forms part of the final purchase price and is NOT an extra cost.

This deposit ensures that the property is taken off the market as soon as a sale is agreed. It is then exclusively reserved for you,



eliminating gazumping, time wasting and financial loss.

An administration fee of £396 is required in order to draw up an exclusive legally binding contract between the buyer and seller. This

gives the buyer exclusive rights to purchase within a pre-agreed timeframe.

## Exclusivity

Following the payment of the above amount, Springbok Properties will facilitate a fixed exclusivity period (approximately 12 weeks).

During this time, surveys should be arranged and preparations made for the exchange of contracts. The property will be reserved,

so there will be no risk of gazumping.

## Process

Our Premium Fast Sale Plus follows the below process:

STEP 1 - Register your interest

STEP 2 - Prepare your finances for the purchase

STEP 3 - Arrange a viewing

STEP 4 - Make an offer

STEP 5 - Secure your sale using our secure system

STEP 6 - Exchange and complete

Don't miss out on the chance to purchase this property. Call us today for further information and to arrange a viewing.

If you're interested in this property, we urge you to contact us immediately to arrange an early viewing and get the process started.

This will help you to avoid missing out on this opportunity.

Springbok Properties' innovative Premium Fast Sale Plus is a secure and straightforward way to buy property.



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Please note: to ensure the highest level of customer service, all calls may be recorded and monitored for training and quality

purposes.

Please call us now to book an appointment.

We highly recommend early viewing as this property is priced relatively low and is likely to generate quite an interest.

Please call us now to book an appointment.

## Call Recording

Please note to ensure the highest level of customer service, all calls may be recorded and monitored for training and quality purposes.

## Disclaimer

Springbok Properties for itself and the Vendors or lessors of properties for whom they act give notice that:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

## TENURE

To be confirmed by the Vendor's Solicitors

## Note

The price given is a marketing price and not an indication of the property's market value. The vendor like any seller is looking to achieve the maximum price possible. Hence, by making an enquiry on this property, you recognise and understand that this property is strictly offers in excess of the marketing price provided.



## How to View this Property

Viewing is strictly by appointment please call us now for bookings.

**AML REGULATIONS & PROOF OF FUNDING:** Any proposed purchasers will be asked to provide identification and proof of funding before any offer is accepted. We would appreciate your co-operation with this to ensure there are no delays in agreeing the sale.

## Energy Performance Certificate (EPC) graphs

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[View EPC for this property](#)

[See full size version online](#)

[View EPC for this property](#)

## Key features

- \* Leasehold 992YRS Remaining, Ground Rent £80 Per Year
- \* No Chain
- \* Well-Presented Family House
- \* Four Well-Sized Bedrooms, En-suite To Master
- \* Close To Local Amenities & Excellent Woodland Walks
- \* Road Links & Transport Links
- \* Large Enclosed Garden With Patio Area & Well-Maintained Lawn
- \* Off-Road Parking
- \* Double Glazing & Central Heating
- \* V

## Pursuing Excellence in Your Search for Real Estate

Specializing in the delivery of real estate in some of the world's most sought-after locations, our firm has become a permanent fixture of the global property industry. Relying on our team of expert advisors, we're passionate in our pursuit of excellence - no matter its context or setting.

Relying on our in-depth understanding of the high-end property market, Alistair Brown International Real Estate (ABIRE) is the partner of choice for those looking to experience the absolute pinnacle of global real estate. Delivering an array of services relevant to sellers, buyers, investors and developers alike, we offer exceptional insight into a market characterized by its dynamism and competitiveness.

Our people-focused approach is aimed at ensuring unparalleled support and repeat business, tailoring our services to each unique vision. Establishing close relationships along the way, our professional know-how has helped us shape a mastery of our chosen marketplace.

Whether your venture into premium real estate concerns a primary home, a vacation home or an



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investment opportunity, our boutique consultancy can help guide you through each of these areas.

## Florida's Finest Investment Properties

Although our real estate expertise expands across multiple locations throughout the US, Florida remains to be our speciality. Over the years, we have built a extensive portfolio of luxury Floridian residences, enabling us to establish ourselves as one of the country's leading vendors of high-end, Florida investment properties.

Offering a superb variety property situated in the most desirable parts of Central and South Florida, including Orlando and Miami Beach, you can rely on us to help you find your perfect home.

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX5.906.405

