

# Discounted Property Opportunity (EXCLUSIVE OFF MARKET PROPERTY)

St Richards Close  
Manchester  
Lancashire  
M46 0SG



Open Market Value    £175,000  
Net Price                    (Type Value here)  
Discount                    (Type Value here)  
Rental Value                (Type Value here)  
Status                        (Type Value here)

## Property Details

**Property Type:**  
Semi-Detached  
House

**Bedrooms:**  
3

**Tenure:**  
Leasehold

## Property Features

**Heating Sources:**  
Central Gas

**Parking Types:**  
None.

## Local Amenities

- No Forward Chain
- Tenanted for Immediate Investment
- 3 Bedrooms
- Semi-Detached
- Leasehold

## Summary

A SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE in Atherton, available TENANTED for IMMEDIATE investment and CHAIN FREE. Call to enquire!

Bettermove are proud to present this 3 bedroom semi-detached house in

# Property Photos



## TERMS & CONDITIONS

1. The estimated 'Open Market Value' (OMV) of the property is based on our research of past sold prices achieved, estimated current prices being achieved for properties of similar type, location and condition. Please remember it is an estimate and is in no way an indication of what a Chartered Surveyor would value the property for. We advise any prospective purchaser to make their own enquiries to establish whether our estimated value is reasonable before proceeding.
2. If the property is vacant then the rental income is estimated and is based on our own research in to the local housing allowance rates (LHA) and market rent, again we strongly advise you to carry out your own due diligence.
3. The discount is stated as the discount available relative to the estimated 'Open Market Value' (OMV) we have given the property.
4. The yield is stated as the annual rent divided by the Net Price.
5. Every effort is made to make this property report is as accurate as possible however we cannot be held liable for any losses as a result of any investment decisions made from relying on this report. Due diligence should be exercised at all stages including obtaining a survey from a chartered surveyor, performing local authority searches, visual inspection of the property and full investigation of the title of the property by a solicitor.
6. Financial incentives and cash backs must always be reported to your lender and it is important that incentives are disclosed upfront when making an application.

### Terms & Conditions and Refund Policy

We undertake due diligence on all the deals that we sell to ensure authenticity of the information provided. It is possible on occasion for some information to differ from what is stated and acknowledge that all information is provided as approximate guidelines. Accordingly, market value is established using real data but should be used as a guideline. Yield is calculated as a percentage expression of annual rental income compared to asking price. Annual rental income may be determined using real or estimated (based on local comparables) rental figures.

We do not accept liability for surveys/ valuations failing to reach indicated market value guidelines. Nor will we refund any survey costs or legal fees or other associated fees if the property transaction becomes aborted for any reason.

The only time we will consider refunding survey/ valuation costs will be if we have had to cancel the transaction. In this instance only the survey/valuation fee will be considered. The Solicitor fees or any other associated purchase costs will never be refunded.