



DAVID CURRIE & Co.
Real Estate and Asset Consultants

By Order of the LPA Receiver

For Sale



**7 Sandylands Crescent
Church Lawton
ST7 3DS**

- Residential Development Opportunity
 - Bungalow
 - Outdoor Swimming Pool
 - Freehold

Best & Final Offers by 2pm Friday 31/07/20

0161 706 0672

www.davidcurrie.co.uk

Location

The property is located on a sought after residential street in the rural area of Church Lawton and is close to a number of A-roads which lead to the M6.

Description

The property is a detached bungalow and is currently in a shell condition. The property was in the process of being fully renovated internally. There is also the addition of stairs in the property which would suggest that the roof space was in the process of being converted into an additional room. To the front of the property is a well presented and newly looking driveway that would allow for 2-3 cars. There is also a garage. To the rear of the property is a private garden that contains an open swimming pool.

EPC

The EPC is available upon request.

Tenure

Freehold.

Best & Final Offers

Please be advised that Best & Final offers should be submitted by 2pm on Friday 31st July 2020.

Your offer should be accompanied by the following information:

1. The prospective purchaser's name and full address
2. The amount offered, a precise figure should be stated, not for example "£1 more than the highest bid"
3. Timescales required to exchange and complete the sale.
5. Documentary proof of funds equal to the level of offer submitted
6. Full name and address of the solicitors who would be acting on your behalf

Please be advised that the LPA Receivers are under no obligation to accept the highest (or any other) offer received.

In accordance with standard practice, any future sale would proceed on the basis that no warranties (including but not limited to, clear title or condition of the property) are given or implied.

The purchaser will therefore be expected to rely upon their own investigations into such matters and furthermore personal liability will be excluded.

Further Details

Should you require any further information please do not hesitate to contact the following details:

Liam Currie
07798 700233
liam@davidcurrie.co.uk