

Seddon Homes News Release

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Part-exchange gives full market value and frees you from the uncertainty of a chain, says Seddon Homes

PART-EXCHANGE provides an ideal way for homeowners seeking to move into a new property with a minimum of hassle.

And selling your old home to the company whose newly-built property you're buying can definitely be a lot quicker, says Denis Maddock, Sales and Marketing Director of Seddon Homes, developer of the distinctive development at The Green, Congleton.

Part exchangers can also forget about the potential problems of being in a chain – because there won't be one.

“You control when you buy the property and you can move in straight away if your new home is completed,” said Denis.

A number of buyers at The Green have opted for part-exchange.

“So far the quickest part-exchange there has taken just three working days from initial inquiry to the approval of the sale,” he said.

He added that there was no hidden agenda to achieve a lower than market price for the home being sold.

“We use local valuers and estate agents who are independent of Seddon Homes. We instruct two on average to value the property. They come back to us with their figures and the buyer can then chat through their rationale for the valuations. Then, we sit down with the customer over a cup of coffee and make our best offer for their property. It's a consultative and very civilised experience,” he added.

Buyers seeking to conduct part-exchange for a property at The Green, which, as its name suggests, comprises stylish town houses overlooking an attractive central green, can expect to receive an offer within an average of five working days.



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Seddon Homes also offers a £1,000 cash bonus if the sale is completed before the customer moves out.

Denis explained: “Properties take longer to sell once the owners have left. The lack of furniture, faded walls where pictures had hung, and gaps where kitchen appliances once stood, can put off buyers.

“The cash bonus encourages our customer to make his or her home available for viewings during the period before he packs and moves. They get extra funds to help pay for their move and Seddon Homes gets a quick sale, so both parties benefit.”

The latest release of properties at The Green is of stylish three-storey town houses. The three and four bedroom properties are the latest feature of this thoughtfully-planned development, which offers modern living with a rural feel.

Close to South Manchester and easily commutable to its city centre, The Green has been designed to have a traditional village feel, similar to the area’s historic local hamlets such as Astbury.

The Green also offers a much more property for your money compared to similar homes in nearby Wilmslow and Alderley Edge.

Denis said: “They are only five minutes’ drive but are bigger houses with a lot of extra space for your money.”

Architecturally, the homes have a Georgian influence. Inside, they blend practicality with elegance. Kitchens feature stainless steel appliances, tiled floors and classy ceramics lit by discreet inset lighting. Each has an oven, hob and dishwasher included.

The half-tiled bathrooms are ergonomically designed in cool white with sparkling stainless steel taps and continental tiling to provide the finishing flourish.

Comfort and security are provided by thermostatically controlled gas central heating, locking windows and a security system.

Prices are from £249,950 for three-bedroomed properties and from £285,000 for the four-bedroomed design.

Show homes are open 10.30am to 5.30pm seven days. For more details, please phone 01260 291 682 or email thegreen@seddonhomes.co.uk

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