

SAVVY HOME BUYERS SNAP UP PROPERTIES IN MIDDLETON

Apartments from just £78,000



Award winning property developer Inspired Developments (ID) is giving hard-pressed home buyers in Middleton a helping hand as part of an ambitious regeneration programme. And the first release of homes has already been snapped up by eager buyers keen not to miss out.

ID, the regeneration arm of the Seddon Group, will transform over 75 homes on the Langley estate as part of a development designed to revitalise the local area and provide a much needed opportunity for buyers to get onto the housing ladder. Joint group company G & J Seddon Ltd will carry out the building and refurbishment work.

All properties are well above the average UK new-build property size, and each will benefit from the design and construction expertise of ID to enjoy a comprehensive repair and refurbishment programme. This major initiative will bring quality, affordable housing to the area that was not previously available, whilst setting high standards in internal and external specification.



Langley has already been awarded £5million over the next two years as part of a regeneration scheme – the Oldham Rochdale Housing Market Renewal Pathfinder. And with Rochdale enjoying house price growth of 9.1% in 2006, it has been named as one of England's top property investment locations for 2007.

The two bedroom apartments, which are priced from £78,000, will have a spacious lounge, separate kitchen, and some will even have a balcony. They will provide a generous 700 square feet of accommodation.

Houses, which are all four bedroomed, are priced from £135,000. They have a large kitchen/dining room, a study, and master bedrooms have an en-suite bathroom. They measure approximately 1300 square feet.

All properties will be totally rejuvenated, with only their traditional exteriors remaining. All will benefit from a new roof and gutters, damp proof course, windows and doors, plumbing, gas fired central heating and re-wiring. They will also boast new fully fitted kitchen with appliances, and new bathroom suites with a shower.

They will all be fully re-decorated, many with an off-road parking space, and levelled and turfed gardens. A 10 year warranty is also provided for buyers' peace of mind.

Denis Maddock, Sales and Marketing Director at ID, says: "The Seddon name is already well-known in Middleton through G&J Seddon working in the area for several years. These properties represent fantastic value for money and when combined with the high specification will offer buyers very economical and comfortable homes for the generations of today and tomorrow."

The marketing suite is now open on Bowness Road in Langley, Thursday to Monday, from 10.30 a.m to 5.30 p.m

For more information on the development, to register your interest and get more information on the range of high specification homes available, call Inspired Developments on 0161 654 0628, or visit www.id4living.com

Ends

ID is the regeneration arm of The Seddon Group, one of the UK's major privately owned construction groups, with a turnover in excess of £240M, employing 1,700 people.

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- For more information on ID visit: www.id4living.com
- For more information on the Seddon Group visit: www.seddongroup.co.uk



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