

£147,500 Shared Ownership

Saddler Drive, Sedgefield, Stockton-on-Tees, Durham, TS21 2BF



- Guideline Minimum Deposit £14,750
- Two Storey, Detached House
- High Performance Glazing
- Rear Garden
- Guideline Income Dual £31.6k | Single £36.8k
- Approx. 1350 Sqft Gross Internal Area
- Gas Central Heating
- Garage plus Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £295,000). A brilliant chance to buy a four-bedroom detached house with integral garage, driveway and rear garden. The property provides over thirteen hundred square foot of space and features a front reception room with bay window, a ground-floor cloakroom and a 26' kitchen/dining room. On the first floor is a main bedroom with en-suite shower room plus two other generously-sized bedrooms, a slightly smaller fourth double and a family bathroom. The energy-efficiency rating is very good, thanks to well insulated walls, roof and floor, high performance glazing and a modern gas central heating system. Sedgefield's attractive high street is only a short walk away and the nearby roads allow easy access to the regions major towns and cities as well as to the A1(M).

Tenure: Leasehold (125 years from 2019).

Minimum Share: 50% (£147,500).

Shared Ownership Rent: £327.69 per month (subject to annual review).

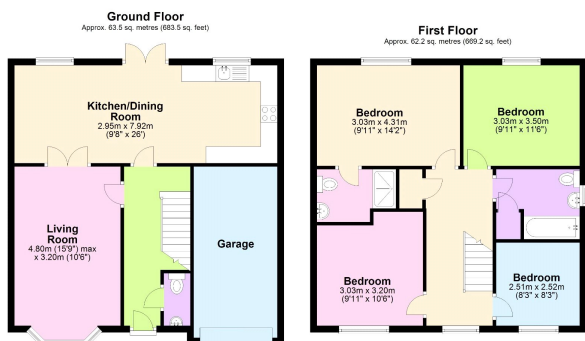
Combined Insurance and Admin Fee: £32.79 per month (subject to annual review).

Service Charge: £121.68 for the year (estimated and subject to annual review).

Guideline Minimum Income: Dual £31,600 | Single £36,800 (based on minimum share and 10% deposit).

Council Tax: Band D, Durham County Council. Priority is given to applicants living and/or working in this local authority.

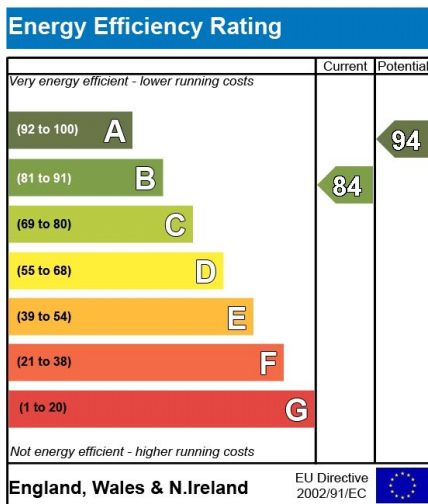
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



Total area: approx. 125.7 sq. metres (1352.7 sq. feet)
Saddler Drive, Sedgefield

DIMENSIONS

- CLOAKROOM
- BATHROOM
- LIVING ROOM
15' 9" max. x 10' 6" (4.80m x 3.20m)
- KITCHEN/DINING ROOM
9' 8" x 26' (2.95m x 7.92m)
- BEDROOM 1
9' 11" x 14' 2" (3.03m x 4.31m)
- EN-SUITE SHOWER ROOM
- BEDROOM 2
9' 11" x 11' 6" (3.03m x 3.50m)
- BEDROOM 3
9' 11" x 10' 6" (3.03m x 3.20m)
- BEDROOM 4
8' 3" x 8' 3" (2.51m x 2.52m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.