

£55,000 Shared Ownership

Kingfisher Drive, Wesham, Preston, Lancashire PR4 3FF



- Guideline Minimum Deposit £5,500
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £20.9k | Single £25k
- Approx. 890 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £220,000). A great chance to buy a spacious, shared-ownership family home. The beautifully-presented, semi-detached property has an attractive kitchen with integrated fridge/freezer, an under-stairs cloakroom and a reception with well-defined dining area. Patio doors open onto a paved rear garden. On the first floor is a generously-sized main bedroom, two further double bedrooms and a stylish, high-spec bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. A driveway at the side of the house provides off-street parking space for two cars. The coast is around ten miles to the west, Preston city centre a similar distance east. The nearby roads also allow easy access to the M55 which, in turn, connects to the M6. Ofsted list four primary schools rated either 'Good' or 'Outstanding' within a mile radius.

Housing Association: Heylo. Heylo Housing requires that all applicants must have a permanent right to reside in the UK.

Tenure: Leasehold (125 years from 21/06/2019).

Minimum Share: 25% (£55,000).

Shared Ownership Rent: £414.84 per month (subject to annual review).

Service Charge: £48.96 per month (subject to annual review).

Guideline Minimum Income: Dual £20,900 | Single £25,000 (based on minimum share and 10% deposit).

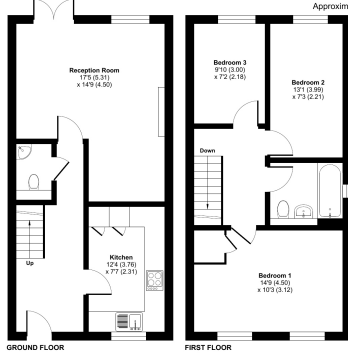
Council Tax: Band B, Fylde Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen with the exception of the fireplace, which is not included. 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.



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Approximate Area = 890 sq ft / 82.6 sq m
For identification only - Not to scale



Approved by the Energy Rating Agency (ERA) for use in the UK. For more information visit www.era.gov.uk

DIMENSIONS

GROUND FLOOR

Entrance Hallway

Kitchen

12' 4" x 7' 7" (3.76m x 2.31m)

Cloakroom

Reception Room

17' 5" max. x 14' 9" max. (5.31m x 4.50m)

FIRST FLOOR

Landing

Bedroom 1

14' 9" x 10' 3" (4.50m x 3.12m)

Bedroom 2

13' 1" x 7' 3" (3.99m x 2.21m)

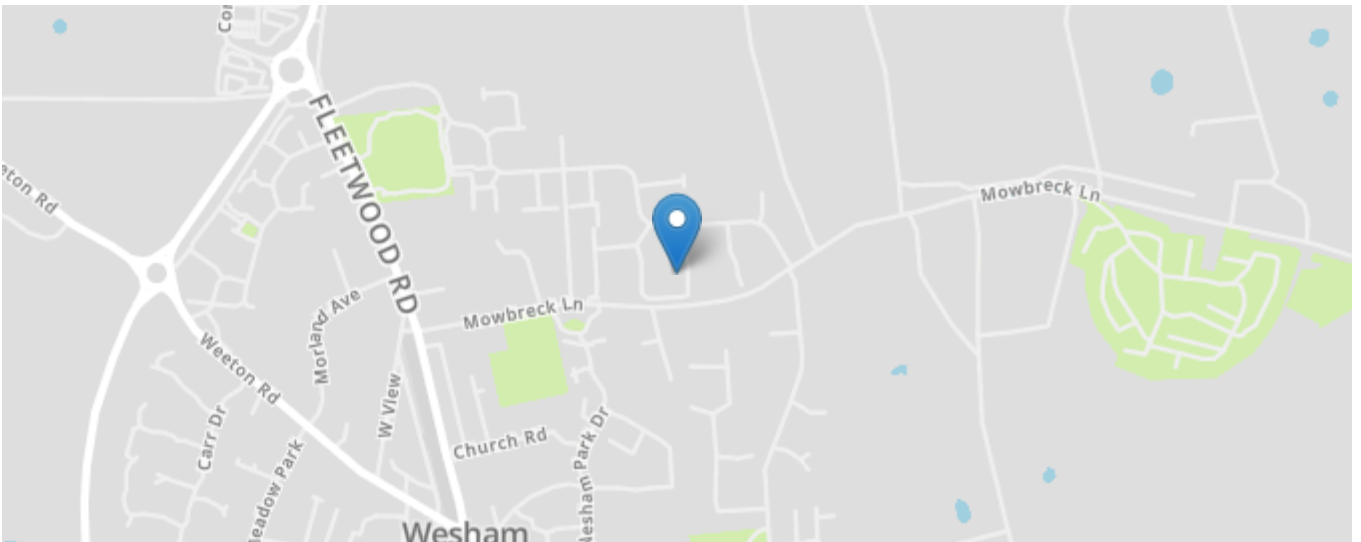
Bedroom 3

9' 10" x 7' 2" (3.00m x 2.18m)

Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.