

## £47,500 Shared Ownership

Mortimer Avenue, Great Harwood, Lancashire BB6 7FG



- Guideline Minimum Deposit £4,750
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Guide Min Income Dual £20k | Single £21.3k
- Approx. 718 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Driveway Parking

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £190,000). This smart, semi-detached house has a spacious and attractive kitchen/dining room with sleek, cream-coloured units. There is a central cloakroom, an under-stairs storage cupboard and a reception room with patio doors that open onto the rear garden. On the first floor are two generously-sized double bedrooms and a stylish, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. The property comes with a two-car driveway and the local roads offer an easy route into Blackburn town centre as well as connecting to the M65/M6 motorways for travel further afield. Great Harwood has a range of shops, including a choice of supermarkets, within comfortable walking distance of Mortimer Avenue and the beautiful, green spaces of the Forest of Bowland are only a short drive away. Ofsted list five primary schools within a mile radius of Mortimer Avenue, all rated 'Good'.

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

**Tenure:** Leasehold (125 years from 29/03/2019).

**Minimum Share:** 25% (£47,500).

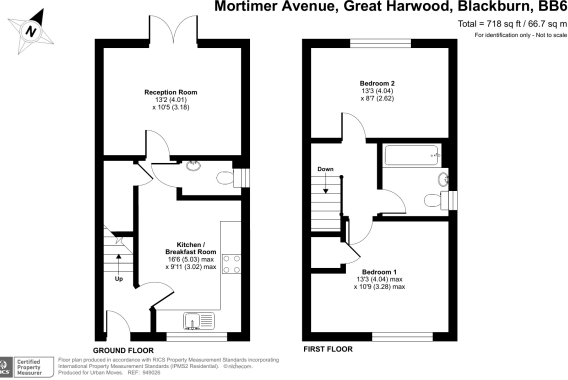
**Shared Ownership Rent:** £356.24 per month (subject to annual review).

**Service Charge:** £58.61 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £20,000 | Single - £21,300 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Hyndburn 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. 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.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Kitchen

16' 6" max. x 9' 11" max. (5.03m x 3.02m)

#### Cloakroom

#### Reception Room

13' 2" x 10' 5" (4.01m x 3.17m)

### FIRST FLOOR

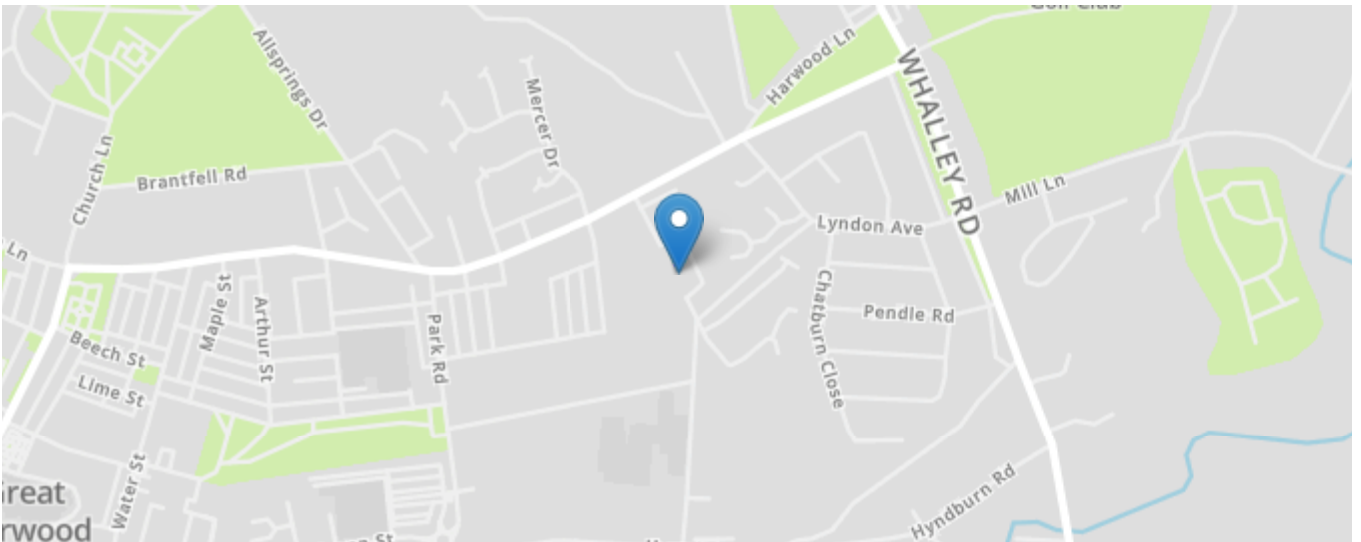
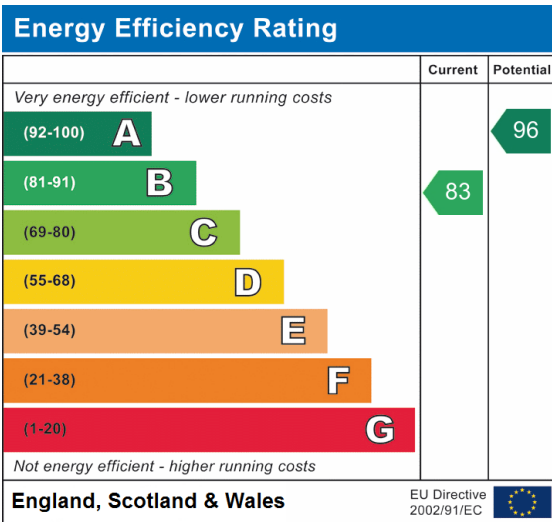
#### Bedroom 1

13' 3" max. x 10' 9" max. (4.04m x 3.28m)

#### Bathroom

#### Bedroom 2

13' 3" x 8' 7" (4.04m x 2.62m)



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.