

£57,500 Shared Ownership

Iris Rise, Cuddington, Northwich, Cheshire CW8 2ER



- Guideline Minimum Deposit £5,750
- Two Storey, Two Bedroom, Semi Detached House
- High Performance Glazing
- Rear Garden
- Guide Min Income Dual £22k | Single £26.6k
- Approx. 764 Sqft Gross Internal Area
- Bathroom plus Downstairs Cloakroom
- Parking Space + Shared Visitor Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £230,000). An attractive, semi-detached house which has a spacious kitchen featuring sleek white/walnut style units and integrated appliances. There is a central cloakroom and a rear reception room with access to the neatly-kept, west-facing garden. On the first floor are two very similar-sized double bedrooms plus a stylish, monochrome 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. The house comes with a driveway parking space, plus shared use of a visitor space, and the nearby A556 provides a direct route west to Chester or north-east towards Manchester. Alternatively, Cuddington Station is within reasonable walking distance, or a brief cycle ride, and offers rail services between the two cities.

Housing Association: Heylo.

Tenure: Leasehold (125 years from 09/05/2017).

Minimum Share: 25% (£57,500).

Shared Ownership Rent: £438.66 per month (subject to annual review).

Service Charge: £51.64 per month (subject to annual review).

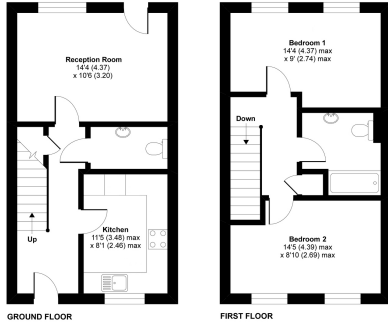
Guideline Minimum Income: Dual £22,000 | Single £26,600 (based on minimum share and 10% deposit).

Council Tax: Band B, Cheshire West and Chester. 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

Iris Rise, Northwich, CW8
Approximate Area - 754 sq ft / 70.0 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Urban Moves. Produced by Urban Moves. 02/2023

GROUND FLOOR

Entrance Hallway

Kitchen

11' 5" max. x 8' 1" max. (3.48m x 2.46m)

Cloakroom

Reception Room

14' 4" x 10' 6" (4.37m x 3.20m)

FIRST FLOOR

Landing

Bedroom 1

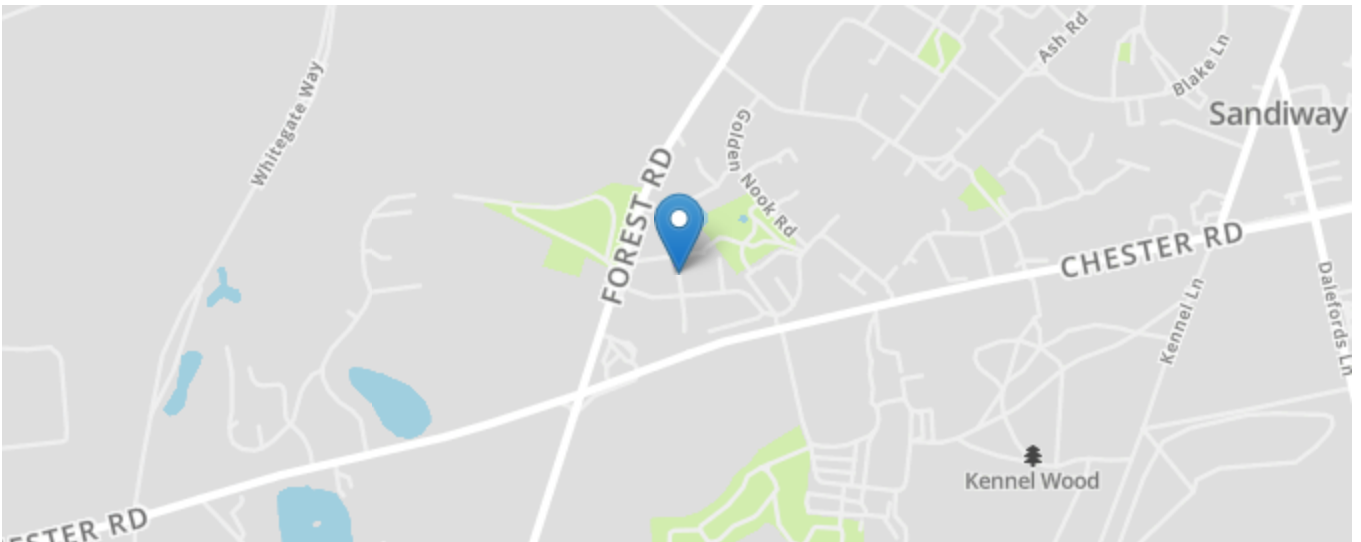
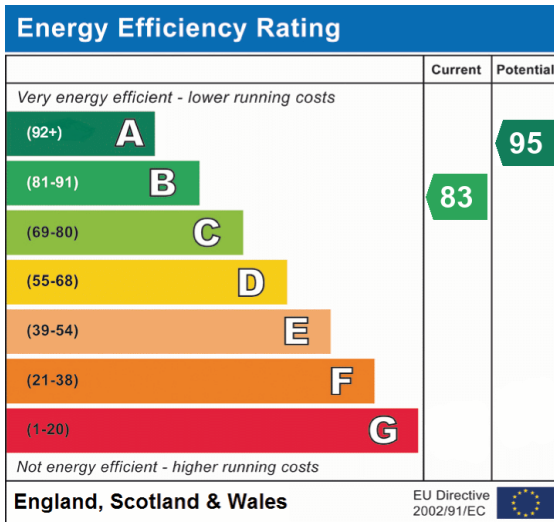
14' 4" max. x 9' max. (4.37m x 2.74m)

Bathroom

7' 9" max. x 7' 7" max. (2.36m x 2.31m)

Bedroom 2

14' 5" max. x 8' 10" max. (4.39m x 2.69m)



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.