

£87,500 Shared Ownership

Draycote Water, Great Sankey, Warrington, Cheshire WA5 3YR



- Guideline Minimum Deposit £8,750
- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs WC
- Rear Garden
- Guide Min Income Dual £25.4k | Single £28.6k
- Approx. 732 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £250,000). This recently-constructed and smartly-presented property forms the middle of a three-house terrace and has a reception with combined fireplace and media unit, an under-stairs cloakroom and a spacious kitchen/dining room with attractive herringbone flooring. A door leads out to a rear garden with large outbuilding/summerhouse. On the first floor of the house are two generously-sized double bedrooms and a stylish, naturally-lit bathroom. Both bedrooms feature wood panelling, as does the reception room. 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 front driveway provides parking space for two cars and Warrington town centre is also within comfortable cycling distance. For travel further afield, junction 8 of the M62 is around a five-minute drive away (Google Maps).

Housing Association: Clarion.

Tenure: Leasehold (125 years from 24/06/2020). Freehold transferred on 100% ownership.

Minimum Share: 35% (£87,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £337.22 per month (subject to annual review).

Service Charge: £27.55 per month (subject to annual review).

Guideline Minimum Income: Dual - £25,400 | Single - £28,600 (based on minimum share and 10% deposit).

Council Tax: Band B, Warrington 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 Hall

Reception Room

15' 6" max. x 12' 0" max. (4.72m x 3.66m)

W.C.

Kitchen / Dining Room

13' 10" x 10' 4" (4.22m x 3.15m)

FIRST FLOOR

Landing

Bedroom 1

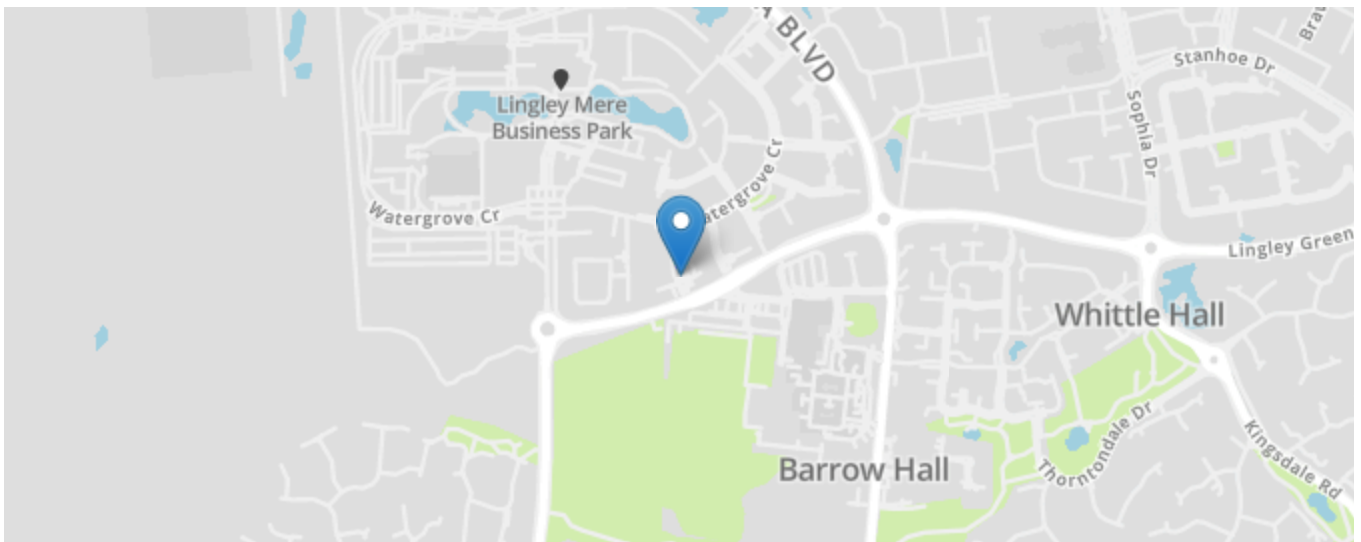
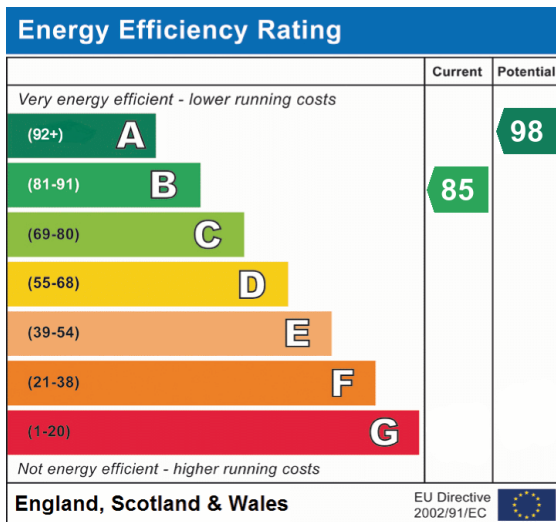
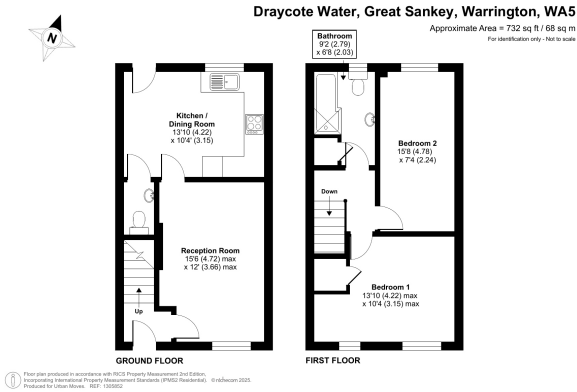
13' 10" max. x 10' 4" max. (4.22m x 3.15m)

Bedroom 2

15' 8" x 7' 4" (4.78m x 2.24m)

Bathroom

9' 2" max. x 6' 8" max. (2.79m x 2.03m)



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.