

£132,750 Shared Ownership

Trentham Gardens, Great Sankey, Warrington, Cheshire WA5 3XW



- Guideline Minimum Deposit £13,275
- Two Storey, End of Terrace House
- Good-Sized Kitchen
- Bathroom plus Downstairs WC
- South East Facing Rear Garden
- Guide Min Income Dual £32.7k | Single £39k
- Approx. 888 Sqft Gross Internal Area
- Spacious Reception Room
- Very Good Energy Efficiency Rating
- Parking Space

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 45% share. Full market value £295,000). This smartly-presented property forms one end of a modern, four-house terrace and has a spacious kitchen at the front, a ground-floor cloakroom/WC and a generously-sized reception/dining room which leads out to the south-east-facing rear garden. Upstairs, on the first floor of the house, is a main bedroom plus a comfortable second double bedroom, a smaller third double bedroom and a stylish, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The nearby secondary school is Ofsted-rated 'Good' and there are several well-thought-of primary schools in the surrounding area. Warrington town centre is only a short drive away and the location also provides easy access to the M62 and M6, if travelling further afield.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 25/12/2018). Freehold transferred on 100% ownership.

Minimum Share: 45% (£132,750). The housing association will expect that you will purchase the largest share affordable.

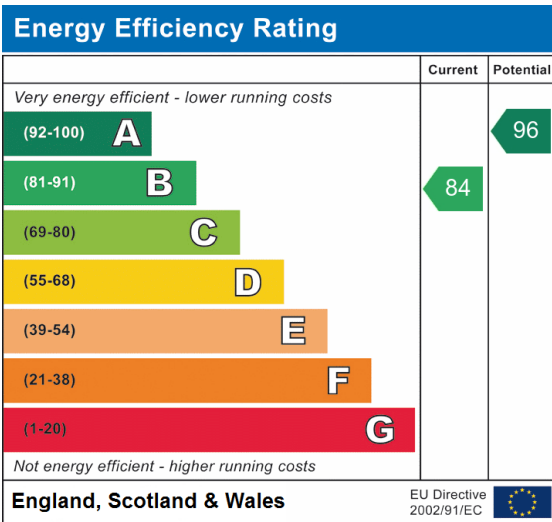
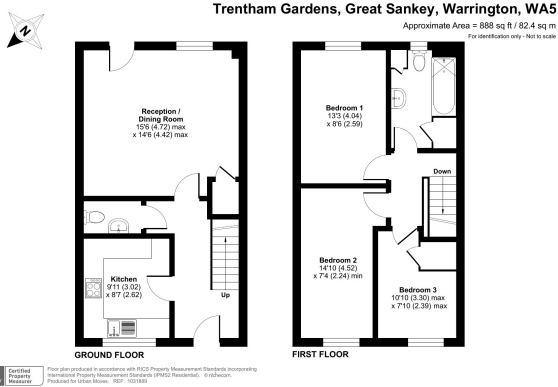
Shared Ownership Rent: £368.10 per month (subject to annual review).

Service Charge: £31.99 per month (subject to annual review).

Guideline Minimum Income: Dual - £32,700 | Single - £39,000 (based on minimum share and 10% deposit).

Council Tax: Band C, 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

Kitchen

9' 11" x 8' 7" (3.02m x 2.62m)

W.C.

Reception / Dining Room

15' 6" max. x 14' 6" max. (4.72m x 4.42m)

FIRST FLOOR

Landing

Bedroom 1

13' 3" x 8' 6" (4.04m x 2.59m)

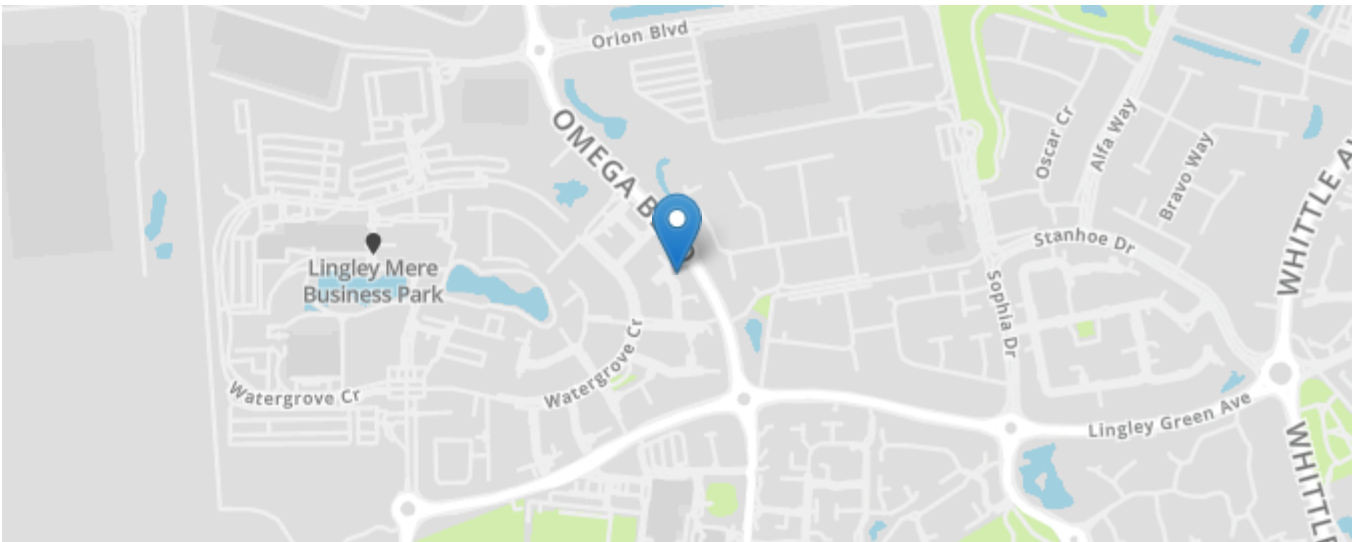
Bedroom 2

14' 10" x 7' 4" min. (4.52m x 2.24m)

Bedroom 3

10' 10" max. x 7' 10" max. (3.30m x 2.39m)

Bathroom



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.