

£106,000 Shared Ownership

Swinfen Lake, Great Sankey, Warrington, Cheshire WA5 3YN



- Guideline Minimum Deposit £10,600
- Two Storey, Mid Terrace House
- Reception plus Kitchen/Dining Room
- Bathroom plus Downstairs WC
- South West Facing Rear Garden
- Guide Min Income Dual £27.5k | Single £31.7k
- Approx. 730 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £265,000). This beautifully-presented property forms the middle of a three-house terrace and has a spacious reception room which leads through to the attractive kitchen/dining room. There is an under-stairs cloakroom/WC and a part-glazed door that opens onto the neatly-kept, south-west-facing rear garden. The garden can also be accessed via a back gate. On the first floor of the house 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 all contribute towards a very good energy-efficiency rating. The property comes with two parking spaces and Warrington town centre can also be reached via bus or bike. For travel further afield, junction 8 of the M62 is around a five-minute drive away (Google Maps estimate). The local secondary school is Ofsted-rated 'Good' and there are several well-thought-of primary schools in the surrounding area.

Housing Association: Clarion.

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

Minimum Share: 40% (£106,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £336.33 per month (subject to annual review).

Service Charge: £28.29 per month (subject to annual review).

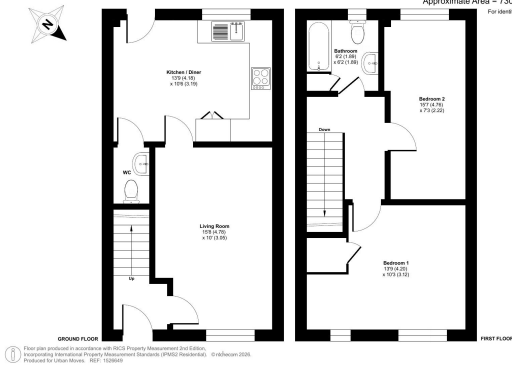
Guideline Minimum Income: Dual - £27,500 | Single - £31,700 (based on minimum share and 10% deposit).

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.

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Approximate Area = 730 sq ft / 67.8 sq m
For identification only - not to scale



DIMENSIONS

GROUND FLOOR

Entrance Hall

Living Room

15' 8" x 10' 0" (4.78m x 3.05m)

Kitchen / Dining Room

13' 9" x 10' 6" (4.18m x 3.19m)

W.C.

FIRST FLOOR

Landing

Bedroom 1

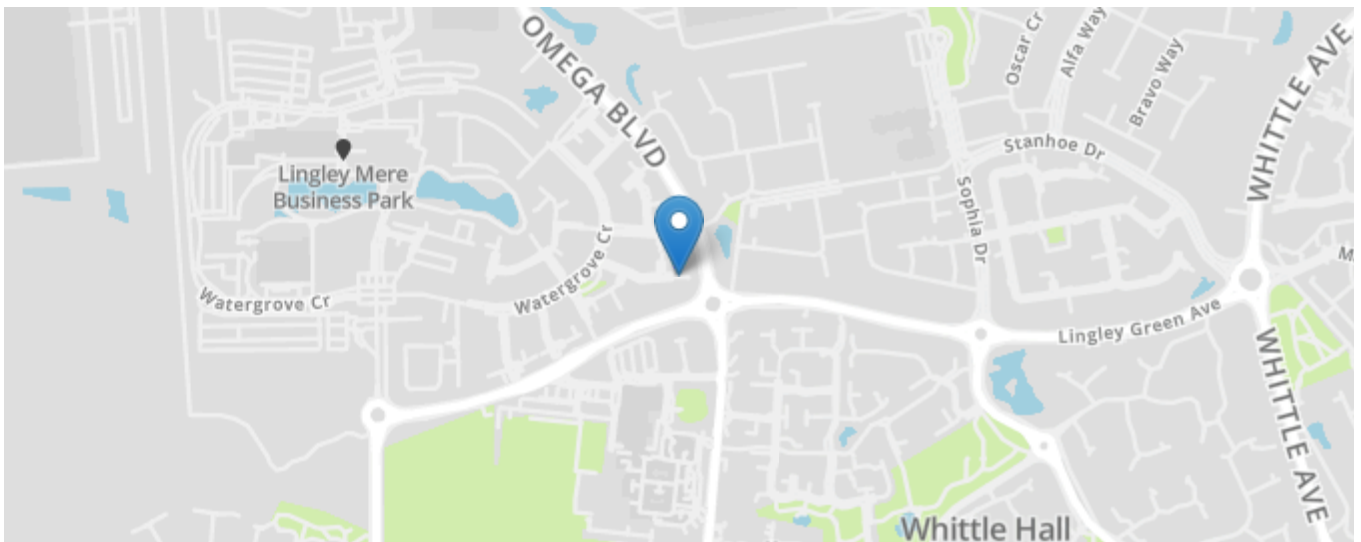
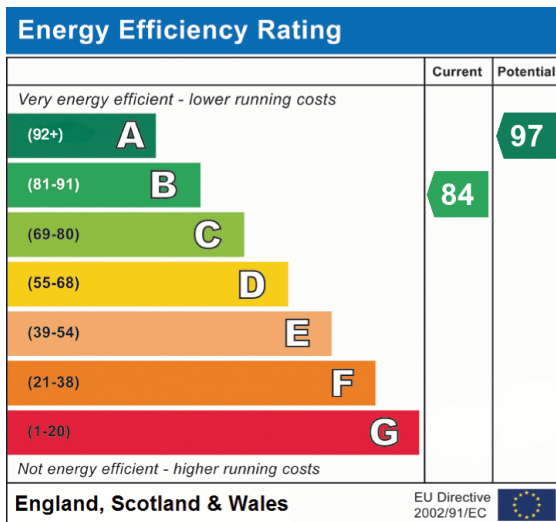
13' 9" max. x 10' 3" (4.20m x 3.12m)

Bedroom 2

15' 7" x 7' 3" max. (4.76m x 2.22m)

Bathroom

6' 2" x 6' 2" (1.89m x 1.89m)



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.