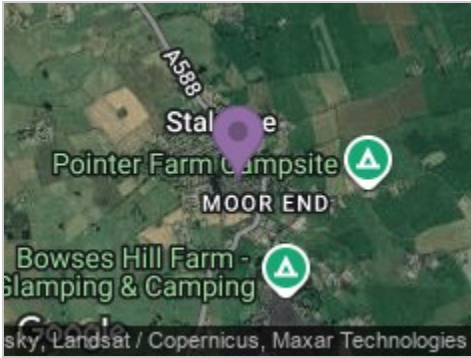


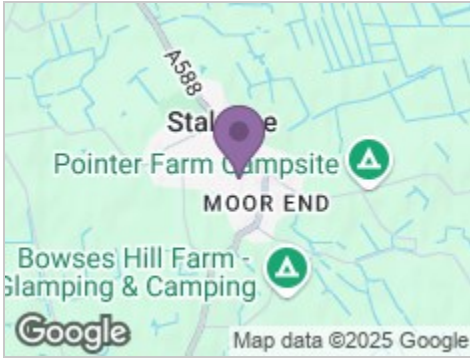
Road Map



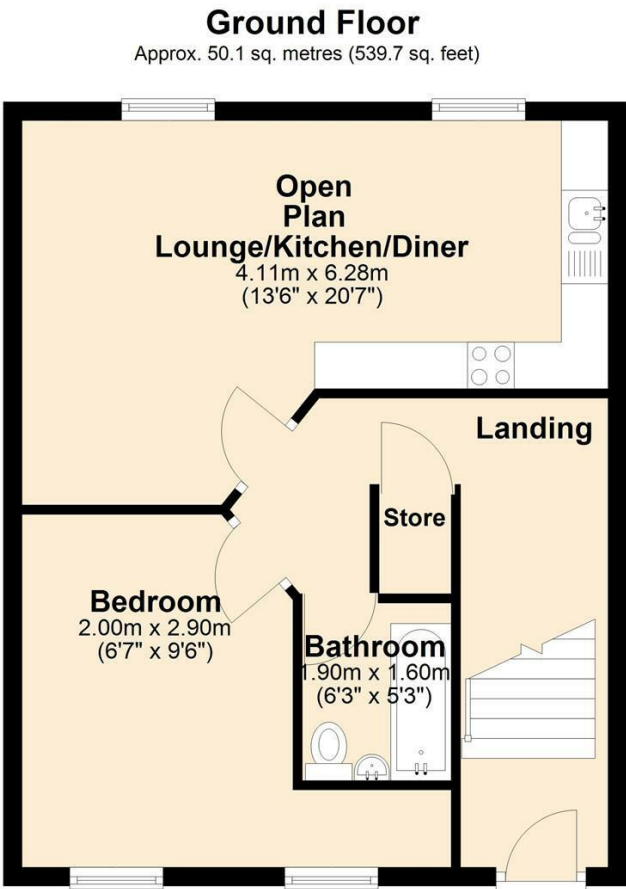
Hybrid Map



Terrain Map



Floor Plan

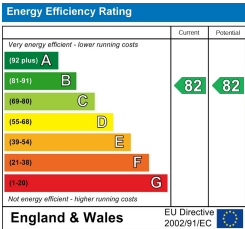


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



8 Spindle Place

Stalmine, Poulton-Le-Fylde, FY6 0FS

Asking Price £88,000



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8 Spindle Place

Stalmine, Poulton-Le-Fylde, FY6 0FS

Asking Price £88,000



Entrance Stairwell

Door to front providing access from parking space. Carpeted stair case to front leading to first floor landing.

Landing

Doors to all rooms. Carpet, ceiling light and radiator.

Open Plan Lounge/Kitchen/Diner

20'7" x 13'5" (at widest points)
UPVC double glazed windows to rear. To kitchen area; range of wall and base units with complimentary worktops above. Stainless steel sink unit with mixer tap above. Ceramic hob with electric oven beneath and electric extractor fan above. Plumbinh for washing machine. Wood effect vinyl flooring and ceiling light. To lounge, carpet ceiling light and radiator.

Bedroom

9'6" x 6'6" (without storage nook)
UPVC double glazed windows to front. Carpet ceiling light and radiator.

Bathroom

6'2" x 5'2"
Three piece bathroom suite comprising; panel bath with electric shower above and glass partition, pedestal wash hand basin and low flush WC. Wood effect vinyl flooring, ceiling light and radiator. Tiled splashback to walls.

Exterior

Allocated parking to front.

Affordable Living

This property is an affordable home under Wyre Borough Council.

The 100% valuation of the property is £110,000 and the selling price is £88,000 which equates to 80% of the property value.

The property will remain as an affordable home in perpetuity and section 106 agreement/planning condition that is in place must be abided to.

Any incoming buyers must meet eligibility requirements with Wyre Borough Council

Eligibility

Details of the criteria can be found on Wyre's website, searching the planning portal using reference 14/00226/DIS10.

Relevant parts of the criteria below:

Purchasers shall have reasonably demonstrated to the Council that having regard to house prices within the Local Area, they are unable to afford open market housing based on their earned income and any available capital and on the earned income and available capital of any person living with them which is would be reasonable to take into account and assuming a mortgage of not more than three times their earned income plus the earned income of any other person aforesaid or such other less restrictive criteria as may be reasonably

agreed by the Council from time to time; and Must be ordinarily resident within the Wyre Borough for the previous 12 months at least or;
Must have a strong local connection within the Wyre Borough which are as follows;
• Has a long-standing connection to the area and is in need of family support from relatives living within the area or has relatives within the area who reasonably require support; or;
• Is permanently employed in the area of and reasonably required to be housed there in order to maintain that employment or has accepted an offer of permanent employment in the area and reasonably requires to be housed there in order to take up that employment; and; Must be approved in writing by the Council

agents disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their

accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

