



Higham Estate Agents



45 Dandelion Green

, Worsley, M28 1PT

60% Shared ownership £156,000

HIGHAM ESTATE AGENTS are excited to present a gorgeous three-bedroom Semi Detached property to the market, available on a 60% SHARED OWNERSHIP basis. Situated in Mosley Common, this lovely development was constructed in 2021 and boasts easy access to the A580, along with close proximity to various town centers like Tyldesley & Walkden. Perfect for families, this property offers ample space and presents a wonderful opportunity to step onto the property ladder.

In summary, this property features an inviting entrance hall with stairs leading to the first floor, a downstairs W.C., and an internal door opening into the spacious sitting room. The sitting room provides access to the kitchen dining room, which includes modern wall and base units with an integrated oven and hob, as well as space for additional free-standing appliances. There is also a generous dining area with patio doors that overlook the rear garden. Moving to the first floor, you will discover a master bedroom with a contemporary ensuite shower room, two more sizable bedrooms, and a modern three-piece family bathroom. In addition, the property is connected to all mains services and features UPVC double glazing and gas central heating.

Please note alongside your mortgage repayments a monthly rent of £245.72 is to be paid for the additional 40% owned by Torus Homes. Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord. In addition a monthly service charge is payable at £30.29. Shared Ownership Lease, Lease term 999 years At 100% ownership, the freehold will transfer to you. You must be approved to purchase this property, please contact us for more information.

- Three Bedroom Semi Detached
- 60% Shared Ownership
- Large Rear Garden
- Parking to Front
- Ideal Location for Commuting
- Monthly Rent £245.72
- Monthly Service Charge £30.29
- Council Tax Band C

Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



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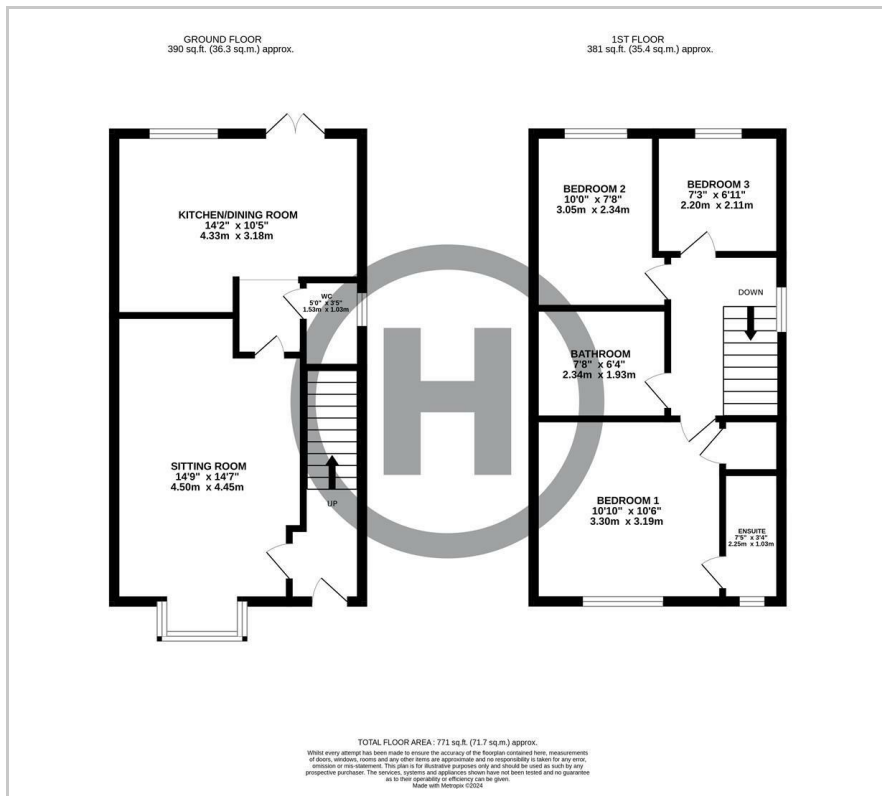


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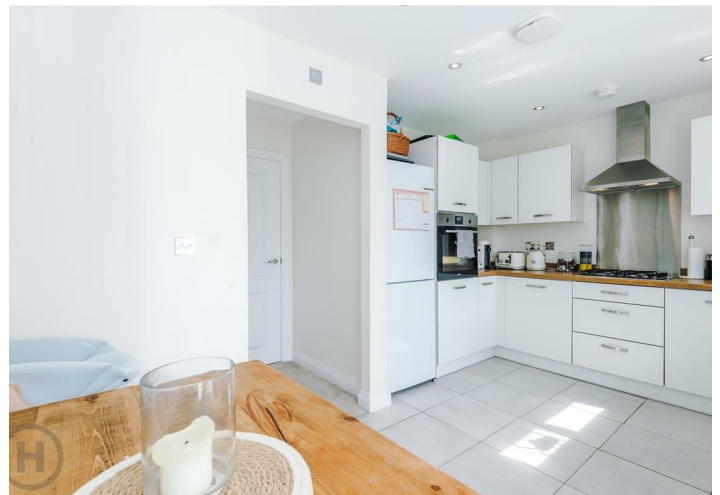
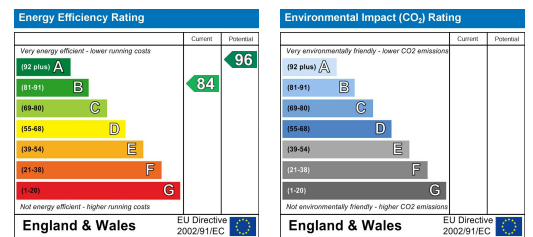
Floor Plan



Area Map



Energy Efficiency Graph



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.