



18 LYCETT CLOSE, SOMERFORD, CW12 4YQ

25% SHARED OWNERSHIP £70,000



STEPHENSON BROWNE

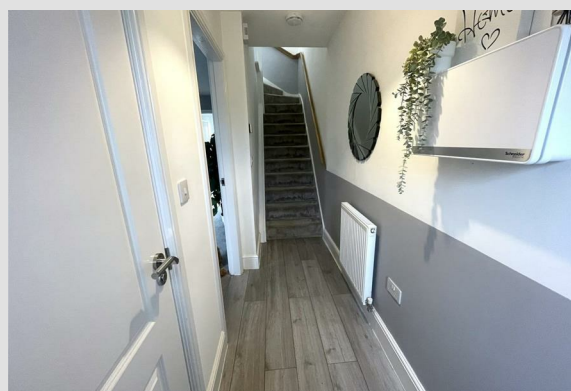


**\*\* 25% SHARED OWNERSHIP \*\* NO CHAIN \*\*** Ideal for First Time Buyers looking to get onto the property ladder, this three bedroom semi detached property is situated on a very popular estate, built in 2018 by the popular builders Anwyl and comprises of similar style properties, surrounded by greenery and countryside, including lovely views to the front of this home. There are many shops and local amenities close by at West Heath Shopping Precinct, you are also within walking distance of two great schools, Congleton High School and Quinta Primary and Astbury Mere Country Park.

Well presented throughout the internal accommodation comprises entrance hall, living room, spacious dining kitchen with under stairs storage and WC off the entrance hall. Upstairs is a landing with access to the main bedroom with en suite, two further bedrooms and bathroom.

Externally to the front of the property is off road parking for two vehicles and a gravelled front garden with path leading to the front door and to the side. To the rear of the property is an enclosed lawned garden with raised flower beds and seating area, the perfect place to enjoy the upcoming Summer months.

Early inspection is highly advised, we can't imagine this property will stay on the market for long!





### Agents Note

Shared ownership scheme is on a 25% share basis- please note the property cannot be sold for a 100% sale.

The Rent and Charges for the remaining percentage currently stands at :-

Rent - £483.27 per month

Service Charges - £22.72

Please note these figures are for the current financial year and are subject to change from the 1st April 2025.

All applicants also have to meet the Shared Ownership Eligibility criteria:-

Household earns £80,000 a year or less.

First-time buyer (or existing shared owner moving to another shared ownership home)

Income is sufficient to cover the mortgage (if applicable), rent and service charges

Chosen Shared Ownership property is affordable and sustainable for the applicant(s)

If the applicant (s) is a serving member of the British Armed Forces, or have been honourably discharged in the last 2 years, then they will receive priority for buying a home through Shared Ownership.

Please note that if an applicant(s) are currently a home owner and want to buy with Shared Ownership, applicant(s) will need to find a buyer for their current property before their application will be considered.

If the applicant can afford to buy the property outright without Government assistance, they will not be considered eligible.

Full details can also be found on the website [www.plusdane.co.uk](http://www.plusdane.co.uk). Interested parties will need to complete the Buyer Information Request Form and return to [info@homeshub.co.uk](mailto:info@homeshub.co.uk) After completing the form, they will create an account on their website where you will then be able to complete an online application form:-

On completion of this, any interested party will then be sent to Metro Finance who will carry out an affordability assessment on our behalf. They will require the below documentation on request.

Proof of identification i.e. copy passport or driving licence

Proof of Residence i.e. copy utility bill, tenancy agreement

Proof of income i.e. three months up to date wage slips, if self-employed three years audited account

Proof of Saving i.e. copy passbook or statement

Mortgage Decision in Principle (if available)

If the deposit for the purchase is being gifted, they require a letter from the person making the gift stating this and the amount together with a copy of their bank or building society statement showing the funds are in place.

If you require any further information or assistance please contact [info@homeshub.co.uk](mailto:info@homeshub.co.uk).

### Entrance Hall

Stair access to first floor accommodation and access to the WC.

### Living Room

12'8" x 18'6"

UPVC double glazed window to front elevation, radiator and access into the kitchen/dining room.

### Kitchen/Dining Room

16'0" x 9'8"

Stylish fitted kitchen comprise wall and base units with work surface over, stainless steel sink with drainer, fitted gas oven and hob with extractor over, space for freestanding fridge/freezer, space and plumbing available for washing machine, wood effect flooring, UPVC double glazed patio doors to rear elevation overlooking the garden, UPVC double glazed window to the rear elevation, radiator, space for dining table and access into the storage cupboard.

### WC

Low level WC with wall mounted hand wash basin, chrome mixer tap and tiled splashback, UPVC double glazed window to the front elevation, wood effect flooring and radiator.

### Landing

Access to all first floor accommodation, storage cupboard and UPVC double glazed window to the side elevation.

### Bedroom One

12'2" x 11'1"

UPVC double glazed window to the front elevation and radiator.





**En Suite**

5'10" x 8'11"

Three piece suite with low level WC, pedestal hand wash basin with chrome mixer tap and fully tiled shower cubicle, tiled splashback, wood effect flooring and radiator.

**Bedroom Two**

8'11" x 9'10"

UPVC double glazed window to the rear elevation and radiator.

**Bedroom Three**

6'9" x 9'10"

UPVC double glazed window to the rear elevation and radiator.

**Bathroom**

Three piece suite with low level WC, pedestal hand wash basin with chrome mixer tap and bath with fitted shower and glass shower screen, tiled splashback, part tiled walls, wood effect flooring and radiator.

**Externally**

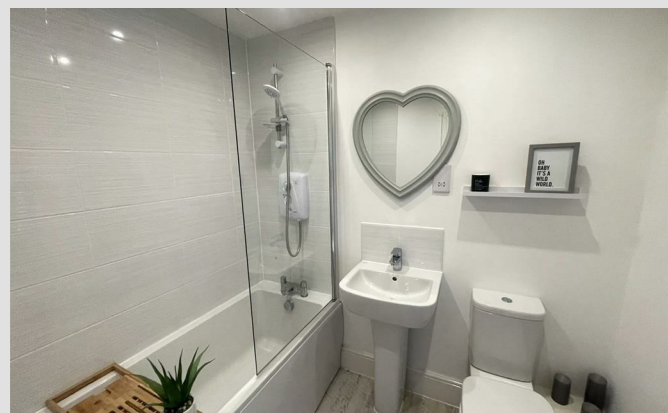
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**Tenure**

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

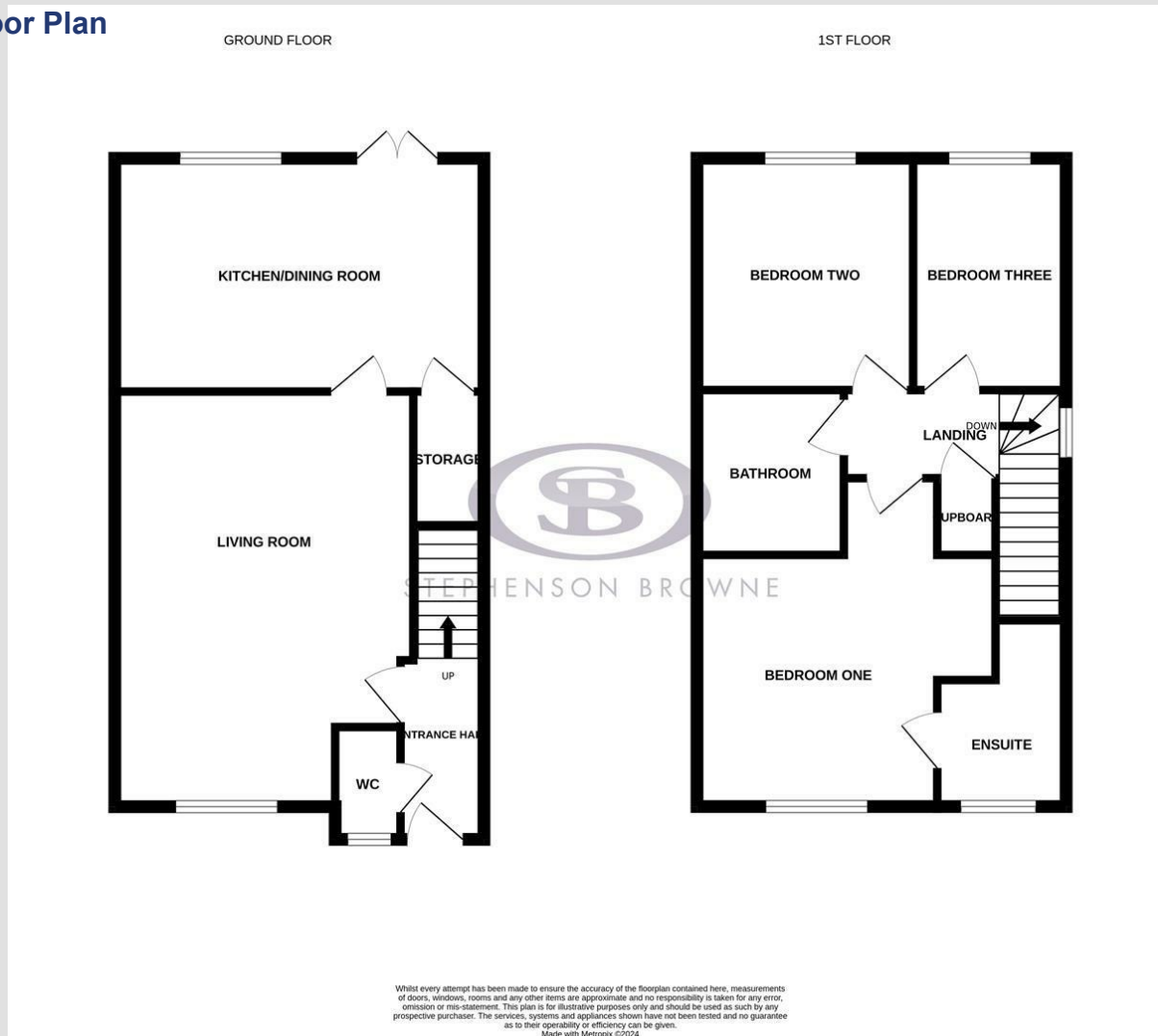
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## Floor Plan



## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	84		
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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