



Sanderling Way | | Wesham | PR4 3FL

Price £47,500

FAULKNER MADDEN

FM Residential | SO Moves

Key features

- 25% SHARED OWNERSHIP
- 3 BEDROOM
- DOWNSTAIRS WC
- CHAIN FREE
- MONTHLY RENT £429.82
- MONTHLY LEASE MANAGEMENT FEE £25.54
- ANNUAL BUILDING INSURANCE £9.68
- HA: HEYLO HOUSING
- 125 YEAR LEASE FROM 2018
- YEAR OF CONSTRUCTION: 2018

Description

Nestled in the tranquil cul-de-sac of Sanderling Way, Wesham, this nearly new house, built in 2018, presents an excellent opportunity for first-time buyers or families seeking a comfortable and convenient home. Spanning 904 square feet, the property boasts three well-proportioned bedrooms, a welcoming reception room, and a modern bathroom, making it an ideal space for both relaxation and entertaining.

The home benefits from parking for two vehicles, ensuring ease of access for you and your guests. Its prime location offers the perfect blend of suburban peace and urban convenience, with good schools situated nearby, making it an attractive choice for families. A mere ten-minute walk will take you to Kirkham, where you can enjoy a variety of supermarkets, shopping options, restaurants, and pubs, as well as parks and playgrounds for outdoor activities.

With no onward chain, this property is ready for you to move in and make it your own. Additionally, the option for 25% shared ownership provides an affordable pathway to homeownership, making this an enticing prospect for those looking to enter the property market. Don't miss the chance to secure this delightful home in a sought-after location.

Directions



Shared Ownership Eligibility Criteria

To qualify for a Shared Ownership home, you must:

Be at least 18 years old.

Have an annual household income below £80,000 (outside London) or £90,000 (in London).

Not own another home or be in the process of selling one.

Be unable to afford a suitable home on the open market.

Not be in mortgage or rent arrears.

Have a good credit history and be able to afford the regular payments and costs involved.

Heylo Housing Application Requirements

When applying to Heylo Housing, you must provide:

A Budget Planner completed by an Independent Financial Advisor (IFA).

Photo ID (passport, driving licence, or national ID) for all applicants.

A recent utility bill, bank, or credit card statement (dated within the last 3 months) for all applicants.

3 months of payslips.

3 months of bank statements.

Proof of deposit funds.

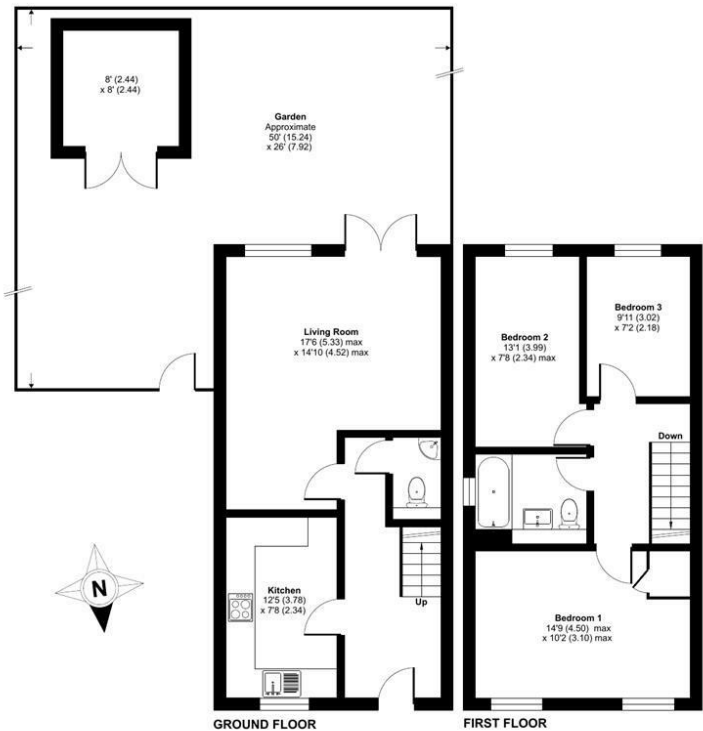
A mortgage decision in principle or a completed Independent Mortgage Advisor (IMA) form.

Permission for Heylo Housing to run a hard credit search on your file.

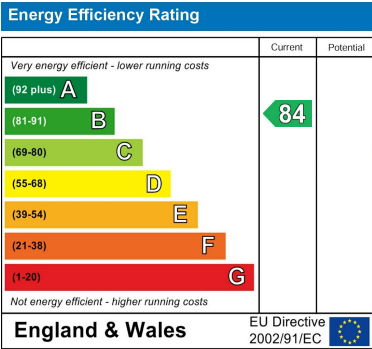


Sanderling Way, Wesham, Preston, PR4

Approximate Area = 904 sq ft / 83.9 sq m
Outbuilding = 64 sq ft / 5.9 sq m
Total = 968 sq ft / 89.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for So Moves. REF: 1226010



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Ealing Cross
85 Uxbridge Road
Ealing
London
W5 5BW
02045 519027

contact@somoves.co.uk
somoves.co.uk