



Beautiful 3 bed terraced house situated in a popular area of Stonehouse. This property is available as a 50% Shared Ownership purchase. Set over three floors, this mid-terrace house has three bedrooms (the master with en suite), a family bathroom, cloakroom, fitted kitchen and living/dining room. Benefits include gas central heating, double-glazing, an enclosed rear garden with rear access and 2 car driveway parking.



Eligibility Criteria

To be eligible for Shared Ownership you need to:

- be a first-time buyer, an existing shared ownership homeowner, or a former homeowner who can't afford to buy now
- be over 18 years old
- have an annual household income of less than £80,000 (£90,000 in London).

If you wish to buy one of these properties we need to assess your eligibility for shared ownership. For this we need to see:

- Proof of ID
- Proof of address
- Mortgage in principle
- Proof of deposit
- Help to buy reference number (if you have one)
- Full details for each buyer

You will also be required to complete an application form and an affordability calculation.

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Ground Floor

Entrance Hall

with doors leading to lounge, kitchen & WC with stairs to first floor

WC

4'8" x 4'1" (1.43 x 1.27)

Double-glazed window to front, WC, hand wash basin with cupboard under, radiator, extractor.

Kitchen

8'10" x 8'3" (2.7 x 2.53)

Double-glazed window to front, range of fitted wall and base units, laminated work surfaces, stainless steel single drainer sink unit with mixer tap, built in oven, gas hob and extractor, built in fridge/freezer and dishwasher, extractor, open plan to:

Living / Diner

17'4" x 12'3" (5.3 x 3.75)

Double-glazed double doors to rear garden, two radiators.

First Floor

Landing

Double-glazed window to front, radiator, stairs to second floor and doors to 2 bedrooms and bathroom

Bedroom Three

9'11" x 9'1" (3.03 x 2.78)

Double-glazed window to front, radiator.

Bedroom Two

12'2" x 9'11" (3.72 x 3.03)

Double-glazed window to rear, radiator.

Bathroom

8'0" x 7'0" (2.46 x 2.14)

Double-glazed window to rear, heated towel rail, white suite comprising bath with shower attachment and screen, pedestal hand wash basin and WC. Partly tiled walls, large storage cupboard.

Second Floor

Master Bedroom

17'4" plus recess x 9'1" (5.3 plus recess x 2.79)

Double-glazed window to rear, radiator, walk-in airing cupboard. Door to en-suite

En Suite

9'6" x 6'2" (2.9 x 1.88)

Double-glazed window to front, shower cubicle with fitted shower unit, pedestal hand wash basin, WC. Partly tiled walls, shaver point with light.

Outside

Front

There is a shrub border and pathway to the front door.

Off Road Parking

A gravelled area to the front of the property provides off road parking for two cars.

Rear Garden

The rear garden is enclosed by fencing and has a low maintenance artificial lawn and patio area and pathway to gated rear access.

Shed can be agreed with sale subject to negotiation

Shared Ownership

Shared ownership is a part buy part rent property from Two Rivers Housing.

You purchase a share with the help of a mortgage based on affordability and the minimum share being sold.

OMV - £295,000

50% Share - £147,500

Rent - £388.35pcm

Buildings Insurance - £9.87pcm

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

