



26 Penncroft Lane,  
Danesmoor, S45 9DN

25% SHARED OWNERSHIP

£45,000

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WILKINS VARDY

25% SHARED OWNERSHIP

# £45,000

THREE BED SEMI - SOLD ON 25% SHARED EQUITY BASIS - DRIVEWAY PARKING

Shared equity properties allow you to buy a percentage share of your dream home, paying a rent on the remaining part.

This delightful semi detached house offers a perfect blend of comfort and convenience. Offering 779 square feet of neutrally presented accommodation which includes a good sized living room and a kitchen/diner with French doors opening to the rear garden. The property also features three well proportioned bedrooms, a ground floor cloaks/WC and a family bathroom making this an ideal starter home. Outside, there is driveway parking for two cars at the rear.

Located on Penncroft Lane, this property presents an excellent opportunity for anyone seeking a comfortable home in a friendly neighbourhood. With its practical layout and convenience to local amenities, it is sure to attract interest from a variety of potential buyers.

Do not miss the chance to make this charming property your own.

- SEMI DETACHED HOUSE ON CORNER PLOT
- 25% SHARED OWNERSHIP
- GOOD SIZED LIVING ROOM
- KITCHEN/DINER WITH FRENCH DOORS OPENING TO THE REAR GARDEN
- GROUND FLOOR CLOAKS/WC & FIRST FLOOR BATHROOM
- THREE GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING FOR TWO CARS
- EPC RATING: C

## Shared Ownership

Shared ownership is a way of purchasing a share of a property, with a rent being paid on the outstanding amount. The remaining 75% of this property is held by EMH Group.

Our figure is based on the Full Market Value of the Property being £180,000. A rent will be chargeable on the share being retained by EMH Group.

We believe the monthly rent to be £327.83 per month. These charges will be in addition to any mortgage costs on the purchased share.

Once you have lived in the property for 12 months you may be able to purchase additional shares if you want to; this is called 'staircasing'. In most cases you can staircase up to 100% of the property and eventually own the property outright; making shared ownership a ladder of opportunity to owning your own home!

There may be a possibility of buying the property on a different share basis, although this would need consent from EMH Group.

## Qualifying Criteria

EMH Group may need to agree a sale on this property, and may have qualifying criteria. This can be discussed with you if you are considering making an offer. Such criteria will usually not allow a person to buy a shared equity home as a second property for example.

You should also ensure that you are able to get a mortgage for the desired amount. Wilkins Vardy have an independent Financial Adviser who can help. Just ask for details.

## General

Gas central heating (Worcester Greenstar 4000 Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 72.4 sq.m./779 sq.ft.  
Council Tax Band - B  
Tenure - Leasehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A front entrance door opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Cloaks/WC

Fitted with a white 2-piece suite comprising of a wash hand basin and a low flush WC.

## Living Room

17'6 x 11'5 (5.33m x 3.48m)

A good sized front facing reception room having a built-in under stair store cupboard.

## Kitchen/Diner

14'8 x 9'0 (4.47m x 2.74m)

Spanning the full width of the property, being part tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer and a freestanding cooker.

Vinyl flooring.

uPVC double glazed French doors overlook and open onto the rear of the property.

## On the First Floor

## Landing

## Bedroom One

15'9 x 8'3 (4.80m x 2.51m)

A good sized front facing double bedroom.

## Bedroom Two

10'10 x 8'3 (3.30m x 2.51m)

A rear facing small double bedroom.

## Bedroom Three

12'3 x 6'6 (3.73m x 1.98m)

A good sized single bedroom having a built-in storage cupboard.

## Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

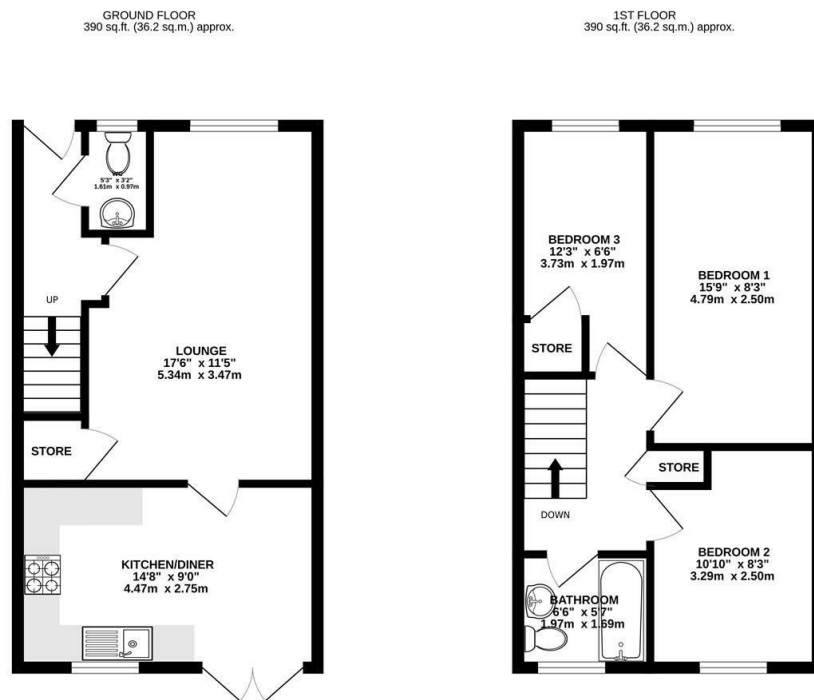
Vinyl flooring.

## Outside

To the front of the property there is a lawned garden and a paved path leading up to the front entrance door.

A paved path to the side of the property leads to a gate which opens to the enclosed rear garden which comprises of a paved patio and a lawn. There is also a driveway to the rear of the property, which is accessed off Middle Lane and provides car standing space for two cars.





TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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RICS

Relocation  
agent  
network

## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

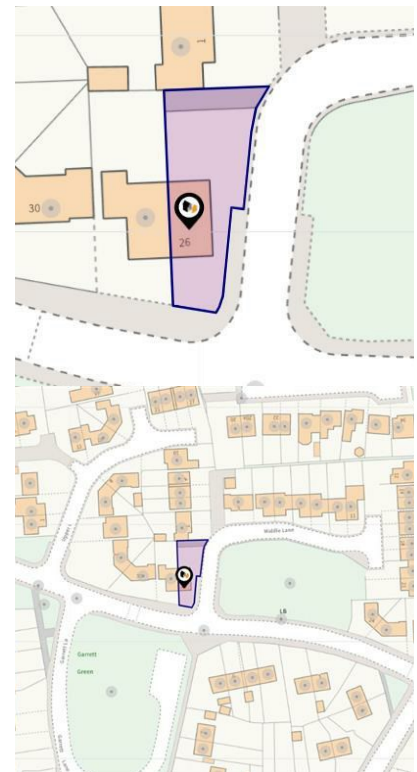
Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| 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 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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