



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



## 4 BRIGHTON GROVE, M33 7EZ £133,750



3



2



2

| <div><div> <b>ASHWORTH HOLME</b><br/>Sales · Lettings · Property Management</div><div>The Courts - Shared Ownership</div><div></div></div> |                |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------|
| Percentage Shares Available                                                                                                                                                                                                                                                                                    | Purchase Price | Monthly Rent |
| 25%                                                                                                                                                                                                                                                                                                            | £133,750       | £919.53      |
| 30%                                                                                                                                                                                                                                                                                                            | £160,500       | £858.22      |
| 40%                                                                                                                                                                                                                                                                                                            | £214,000       | £735.62      |
| 50%                                                                                                                                                                                                                                                                                                            | £267,500       | £613.02      |
| 60%                                                                                                                                                                                                                                                                                                            | £321,000       | £490.41      |
| 70%                                                                                                                                                                                                                                                                                                            | £374,500       | £367.81      |
| 75%                                                                                                                                                                                                                                                                                                            | £401,250       | £306.51      |
| 100% Share value £535,000 (Max 75% available via shared ownership)                                                                                                                                                                                                                                             |                |              |





## DESCRIPTION

**\*\*PRICE IS FOR 25% SHARED OWNERSHIP - SHARES AVAILABLE FROM 25%-75%\*\***

A COLLECTION OF BRAND NEW THREE BEDROOM FAMILY HOMES EXTENDING TO APPROXIMATELY 1367 SQ FT, AVAILABLE THROUGH SHARED OWNERSHIP AND FORMING PART OF THE HIGHLY ANTICIPATED "THE COURTS" DEVELOPMENT.

A rare opportunity to purchase a beautifully constructed new build home at a significantly reduced entry price, with shares available from just 25% up to a maximum of 75%.

These well-designed homes offer excellent accommodation for modern family living, combining contemporary design with practical layouts and quality construction throughout.

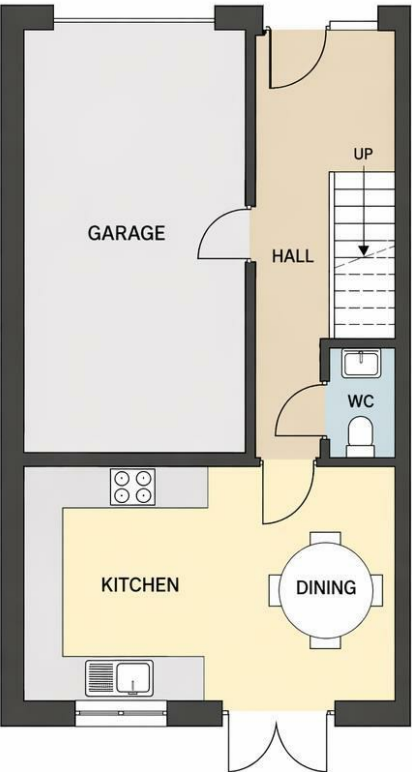
The shared ownership scheme allows purchasers to buy a percentage of the property, paying rent on the remaining share, with the option to increase ownership over time.

The full market value is £535,000, with shares available from £133,750. All enquiries will be subject to affordability and eligibility assessments, carried out in conjunction with Metro Finance and Irwell Valley Homes. Please note there is a baseline eligibility criteria of a maximum household income of £80,000. Properties will be allocated on a first come, first served basis.

## KEY FEATURES

- Available via shared ownership scheme
- Shares available from 25% up to 75%
- Full market value of £535,000
- Open plan dining kitchen with garden access
- Full width first floor living room
- Max household income of £80,000 to qualify
- Prices starting from £133,750 for 25%
- Extending to approximately 1367 SQFT
- Master bedroom with en-suite shower room
- Three double bedroom & integral garage

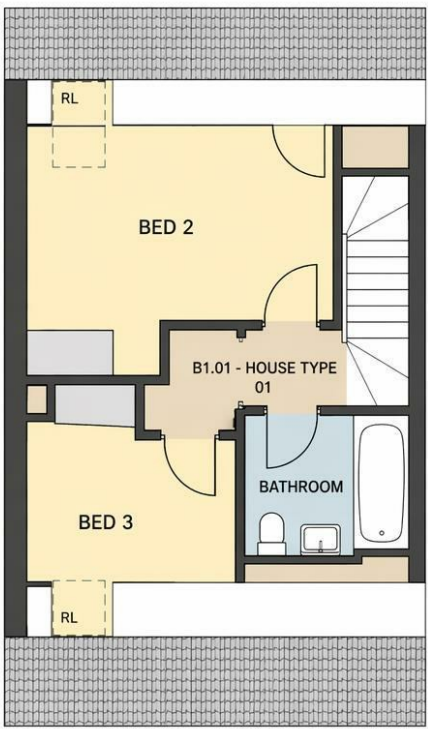




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total floor area circa 127m2/1367SQFT



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
WWW.ASHWORTHHOLME.CO.UK

| Energy Efficiency 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 |         |           |
| 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                                         |         |           |