



**6 BRIGHTON GROVE, M33 7EZ**  
**£165,000**



| Percentage Share | Purchase Price | Monthly Rent |
|------------------|----------------|--------------|
| 10%              | £55,000        | £1134        |
| 25%              | £137,500       | £946         |
| 30%              | £165,000       | £882         |
| 40%              | £220,000       | £756         |
| 50%              | £275,000       | £630         |
| 60%              | £330,000       | £504         |
| 70%              | £385,000       | £378         |
| 75%              | £412,500       | £315         |





## DESCRIPTION

**\*\*30% SHARED OWNERSHIP - RENT PAYABLE £882 PCM\*\*** 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 10% (limited availability) 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.

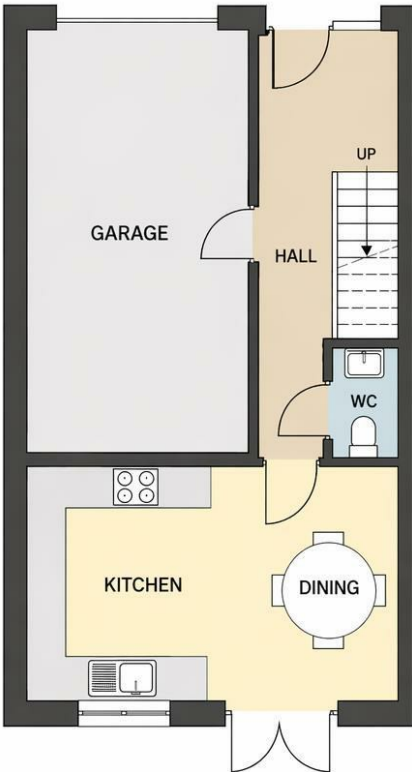
The full market value is £550,000, with shares available from £55,000. All enquiries will be subject to affordability and eligibility assessments, carried out in conjunction with Metro Finance and Irwell Valley Homes.

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 10% up to 75%
- Full market value of £550,000
- Open plan dining kitchen with garden access
- Full width first floor living room
- Max household income of £80,000 to qualify
- Prices starting from £55,000 for 10%
- Extending to approximately 1367 SQFT
- Master bedroom with en-suite shower room
- Three double bedroom & integral garage

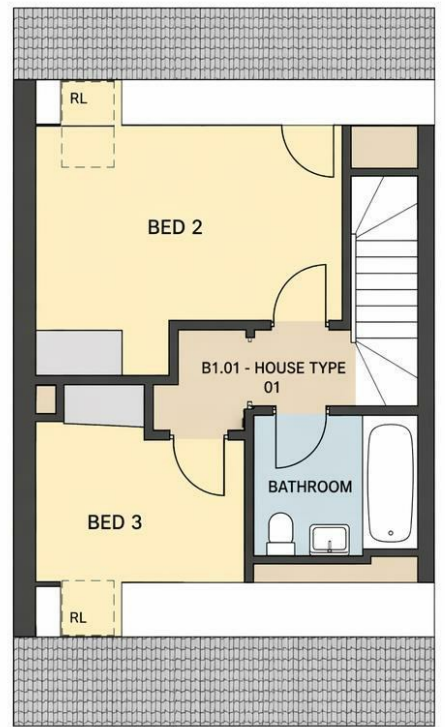




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total floor area circa 127m<sup>2</sup>/1367SQFT

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



# ASHWORTH HOLME

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