



7 Hewitt Close, Clitheroe

£115,500 Leasehold

Modern 2-bed semi-detached home with stylish kitchen, spacious garden, double driveway, and shared ownership or full purchase options. Close to amenities, schools, and train station.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Presenting this superb 2-bedroom home situated in a desirable location within a new development off Waddington Road. This lovely modern semi-detached house offers an attractive well appointed interior. The property is available for either a shared ownership scheme or a 100% full market value purchase option, making it an ideal opportunity for first-time buyers. The accommodation includes 2 bedrooms, and a modern stylish bathroom on the first floor. The modern breakfast kitchen and front lounge offer a perfect blend of comfort and functionality. Residents will enjoy the spacious lawned garden and patio, as well as a side double driveway and front pebbled garden area. Additionally, the location affords easy access to town amenities, schools, and countryside walks straight from your doorstep. Not to mention, the property is within walking distance to the train station, ensuring convenient connectivity for commuters. Eligibility criteria apply for shared ownership; please enquire for further details. The property is also subject to a Section 106 Agreement, ask for further details.

Step outside into the appealing outdoor space of this property, showcasing ample opportunities for relaxation and entertainment. The larger landscaped garden and patio create an inviting atmosphere for outdoor

gatherings and the side double driveway provides convenient off-road parking. This outdoor setting is perfect for those seeking a balance between indoor comfort and outdoor enjoyment. Ideal for first time buyers or downsizers. Don't miss out on the chance to make this tranquil retreat your new home. Early viewing is recommended.

- The advertised price of £115,500 is for a 55% share, the 100% full market value is £210,000 - this property is being offered to the market on a shared ownership scheme with Jigsaw Homes North by purchasing a share of either 55%, or larger shares up to 75%.
- Attractive Modern Semi-Detached Home
- From 55% Shared Ownership Scheme Or 100% Full Market Value Purchase
- Lounge; Modern B/fast Kitchen, 2-pce Cloaks
- 2 Double Bedrooms, Modern Bathroom
- Desirable Position On New Development
- Excellent Lawned Garden & Patio
- Side Driveway With Parking for 2 cars
- Well Appointed; Ideal For First Time Buyers Or Downsizers



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Entrance

Mat flooring, panel radiator

Lounge

Carpet flooring, stairs to first floor, panel radiator, upvc double glazed window

Breakfast Kitchen

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, integral oven with gas hob, plumbed for washing machine, space for fridge freezer, under stairs storage, plinth heater, vinyl flooring, uPVC double glazed French doors to garden.

Cloakroom

Modern 2-pce white suite, hand wash basin with mixer tap, low level w.c., uPVC double glazed window.

Landing

Carpet flooring, loft access

Bedroom 1

Carpet flooring, fitted storage, panel radiator, uPVC double glazed window.

Bedroom 2

Carpet flooring, panel radiator, upvc double glazed window

Bathroom

Three piece suite with shower over bath, wc and sink, panel radiator, vinyl flooring, uPVC double glazed frosted window.

Additional Information

Jigsaw Homes North Housing Group information in relation to shared ownership eligibility criteria: Any prospective buyers will please need to contact Jigsaw Homes North to complete a Shared Ownership application. To assess your eligibility, you'll need to register with a Help to Buy Agent. As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

Further Shared Ownership Information

The full market value of the property is £210,000. The share purchase price is calculated using the full market value and the percentage share purchased. If you buy the advertised 55% share, the share purchase price will be £115,500 and the rent will be £223.72 a month. Larger shares can be bought. In addition to the rent, the monthly payment to the landlord includes a service charge of £6.84. Lease term is 245 years with a shared ownership house lease. You can purchase up to 100% of the property. At 100% ownership, the freehold will be transferred to you. For further detailed information, please ask the agent. The property is also subject to a Section 106 agreement. This agreement states that any purchaser must have a local connection to Ribbles Valley Borough.





Floor 0



Floor 1

Approximate total area⁽¹⁾
561 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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