



8 BRIGHTON GROVE, M33 7EZ
£220,000



| 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

****40% SHARED OWNERSHIP - RENT PAYABLE £756 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.

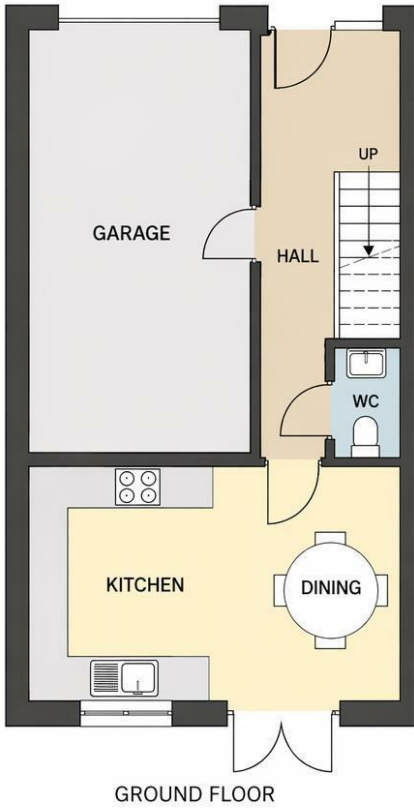
The shared ownership scheme allows purchasers to buy a percentage of the property, paying rent on the remaining share, with the option to increase ownership over time.

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



Total floor area circa 127m²/1367SQFT

| 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 ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
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| England & Wales | EU Directive 2002/91/EC | | |



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.