

DRIFFIELD WAY, BILLINGHAM, STOCKTON-ON-TEES, TS23 3RD



- ▲ Offered To the Market At £95,000 (100%) With Freehold or Part of The Shared Ownership Scheme At £23,750 (25%) At A Fixed Price
- ▲ £23,750 For 25% Share of Freehold Make This a Very Affordable Place Indeed
- ▲ Popular Owington Farm Location
- ▲ Good Size Rear Garden & Parking for A Couple of Cars
- ▲ 19ft Lounge & Breakfast/Kitchen
- ▲ Storage Heaters & UPVC Double Glazing

£95,000

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Offered to the market at £95,000 (100%) with Freehold or Part of the Shared Ownership Scheme at £23,750 (25%) at a Fixed Price.

There is no onward chain, and the accommodation comprises very briefly, entrance porch, 19ft lounge and breakfast/kitchen. The first floor has two bedrooms and bathroom. Outside, the rear garden is a good size, and the driveway provides parking for a couple of cars.

Eligibility for the 25% Shared Ownership:

Home Group have a first come first served policy. If more than one person is interested in the home, priority is given to military or ex-military, followed by the first buyer to complete the initial financial assessment.

We have a surplus income requirement of 10%.
Please refer to The Home Group policies

- Priority for affordable housing is given to members of the armed forces.
- We consider a maximum of 2 applications at one time. Any other interested applicants should be held as reserve.
- Minimum deposit requirement 5-10% (dependent on lender)
- Maximum household income requirement is £80,000 - This is based on all members of the household aged 18 and older whether they have joined the application or not.
- Applicants that currently own a property must have a sale agreed on their current property before they can be considered.
- Applicants must not currently own a home anywhere in the world unless a court order forces them to remain on the deed of a property where their children reside.
- Applicants must be unable to afford to buy a property suitable for their family size on the open market.
- The Shared Ownership property they are looking to buy must be their principle or only home and they may not sublet all or part of it.
- Applicants must be financially able to buy the property and pass a financial assessment and secure a mortgage if applicable.
- Applicants who have indefinite leave to remain must be able to demonstrate that they are able to raise a mortgage with an acceptable lender.

TO VIEW: Tel: 01642 955140
10 Town Square, Billingham, TS23 2LY

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Rent	£378.45 Per month.
Management & Building Insurance	£35.08
Total	£413.53

- Staircasing: The buyer can purchase more shares simultaneously, in 25% minimum tranches. whilst purchasing the property.
- Lease term: 99 years from 1st April 1982 (lease extension ongoing)
- Pets: Two domestic pets permitted

GROUND FLOOR

ENTRANCE PORCH

LOUNGE - 5.82m x 3.66m (19'1" x 12')

KITCHEN BREAKFAST ROOM - 3.66m x 2.36m (12' x 7'9")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.66m x 3.28m (12' x 10'9")

BEDROOM TWO - 3.66m x 2.4m (12' x 7'10")

BATHROOM - 2.54m x 1.6m (8'4" x 5'3")

EXTERNALLY

PARKING & GARDEN - Externally there is parking on a tarmac driveway and there is side gated access to the rear garden with lawn and mature bush borders.

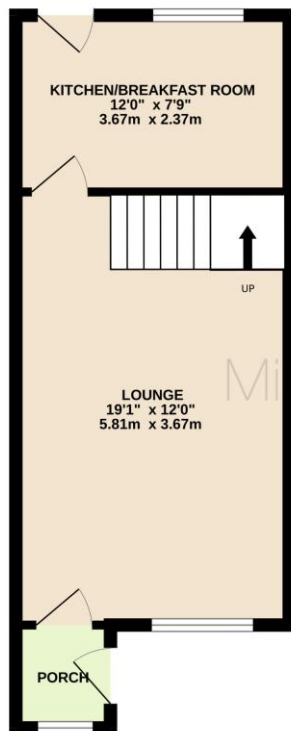
TENURE - Leasehold but if bought at 100% it will become a Freehold Property.

AGENTS REF: - MH/LS/BIL250393/11112025

Council Tax Band: A



GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

While 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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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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