



ASHWORTH HOLME
Sales · Lettings · Property Management



12 BRIGHTON GROVE, M33 7EZ

£321,000



3



2



2

The Courts - Shared Ownership		
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 60% 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 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.

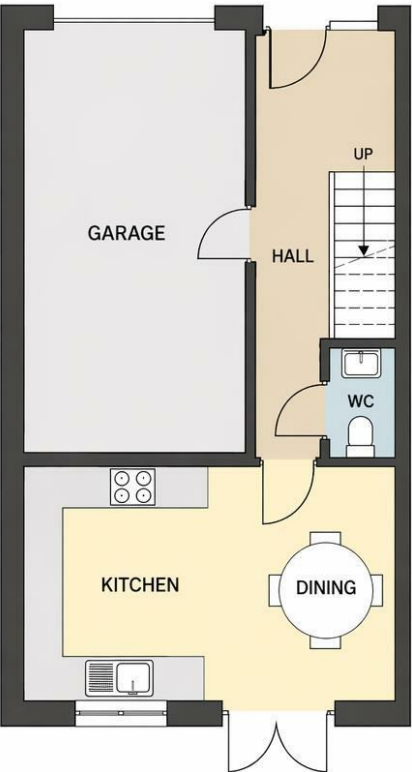
The shared ownership scheme allows purchasers to buy a percentage of the property, paying rent on the remaining share, with the option to increase ownership over time.

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

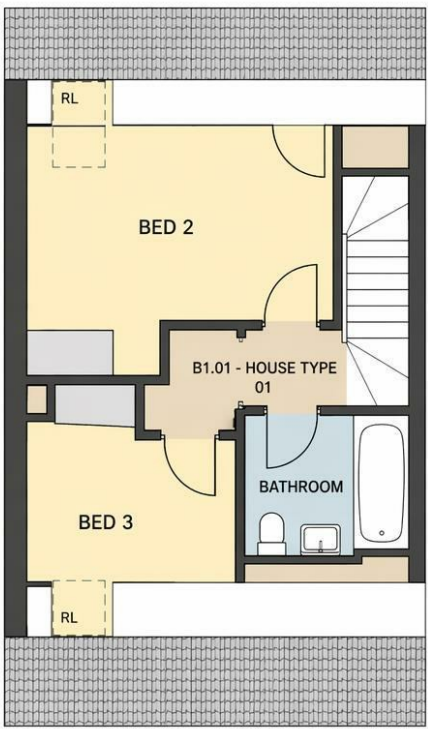
- Available via shared ownership scheme
- Shares available from 25% up to 75%
- Full market value of £535,000
- Open plan dining kitchen with garden access
- Full width first floor living room
- Max household income of £80,000 to qualify
- Prices starting from £133,750 for 25%
- Extending to approximately 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

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		