



**10 BRIGHTON GROVE, M33 7EZ**  
**£275,000**



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

**\*\*50% SHARED OWNERSHIP - RENT PAYABLE £630 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.

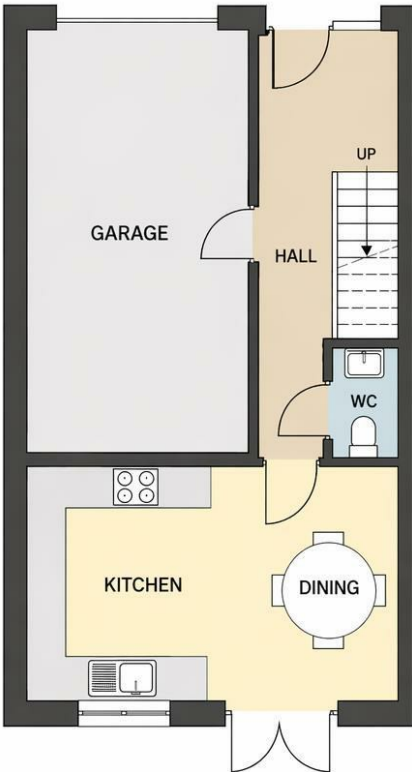
The full market value is £550,000, with shares available from £55,000. All enquiries will be subject to affordability and eligibility assessments, carried out in conjunction with Metro Finance and Irwell Valley Homes.

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

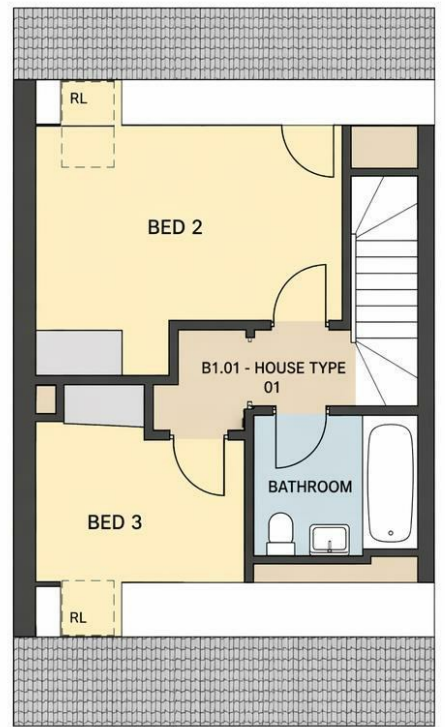




GROUND FLOOR



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		



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