



Cransley Street, Broughton NN14 1UJ

- 90% Share Ownership
- Two double bedrooms
- Very well presented
- Cul-De-Sec position
- Off Road Parking

PRICE
£198,000
 90% SHARED
 OWNERSHIP

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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90% Share Ownership opportunity **IN PERSON AND VIDEO VIEWINGS AVAILABLE** Occupying a particularly pleasant Cul-De-Sac position is this good sized and very well presented TWO DOUBLE bedroom home with Parking and South/Easterly rear garden. Gas central heated and double glazed. Reception hall, cloakroom W.C, Kitchen and lounge/dining room. Landing to two good bedrooms and Bathroom with shower over. Tenure: Leasehold of 125 Years from 1st January 2017 thus approx. 120 remaining. Remaining 10% rent share costs £47.95 pcm and the total Management and Service Charge is £36.78 pcm which includes the building insurance.

Helpful information and requirements -
 Minimum household income requirement: £41,106
 Deposit: If you will be obtaining a mortgage you will need at least £9,900 in savings (i.e. a 5% deposit). If your deposit is more than 5%, the minimum income requirements may be less. Please contact us for further details.

Application process: A financial assessment must be completed before any physical viewing can take place. This forms part of Home Group's buyer approval process. These assessments are carried out remotely by The Mortgage People. Once you have confirmed an interest in purchasing a property, the contact details will be made available. We will not carry out any credit checks or contact any reference agencies without your written consent.
 Help to Buy Agent: In order to apply you must be registered with Help to Buy (HTB) Midlands and London

RECEPTION HALL

Via opaque double glazed panelled door, double glazed window to side, stair case raising to first floor landing with storage cupboard under, single panelled radiator, walk through to Kitchen and further doors to Cloakroom/Wc and Lounge/Dining Room, double power point

CLOAKROOM/WC

Comprising pedestal wash hand basin with tiled surround and close coupled Wc, single panelled radiator

KITCHEN

8'6" x 8'11" (2.61m x 2.73m)
 Offering a comprehensive range of high and base level cupboard units with drawer space and work tops having matching surrounds, inset four ring gas hob with stainless steel hood and oven below, further appliance space to include plumbing for automatic washing machine and space for tall fridge/freezer, double glazed window to front, one and half bowl single drainer sink unit

LOUNGE/DINING ROOM

14'2" x 15'0" (4.32m x 4.58m)
 Having double glazed window and door offering outlook and access to South/Westerly aspect rear garden, double panelled radiator

LANDING

Gallery style landing with single panelled radiator, double power point, loft hatch and panelled doors to Two Double Bedrooms and Bathroom, good size storage cupboard

DOUBLE BEDROOM ONE

15'0" x 9'1" (4.58m x 2.78m)
 To front of full height and width fitted wardrobes providing clothes hanging and shelving space, leading to matching triple drawer and bedside cabinet, two double glazed windows to rear and single panelled radiator

DOUBLE BEDROOM TWO

15'5" x 8'3" (4.71m x 2.52m)
 Having double glazed window to front overlooking padock and single panelled radiator

BATHROOM

Comprising pedestal wash hand basin with tiled surrounds, close coupled Wc and panelled bath with screen and shower over, opaque double glazed window to front and built in airing cupboard with shelving, heated towel rail/radiator and pendant light switch

OUTSIDE FRONT

The property enjoys benefits with off road parking and pathway leading to entrance door

OUTSIDE REAR

The rear garden is enclosed and South/Westerly aspect enjoying a great deal of privacy, mainly laid to lawn and flagstone paved patio and pathway leading to timber shed



call to view 01536 418100

