



17 Deanwater Court  
Heald Green SK8 3HU  
70% Shared ownership £136,500





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## Heald Green SK70 3RH Shared ownership £136,500

70% SHARED OWNERSHIP. Representing a very rare opportunity, this two bedroom mid-terrace bungalow forms part of a retirement development, specifically for people of 60 years of age and above.

The bungalow is one of only three properties of this type on the development - These homes always prove exceptionally popular.

The property is entered via a hallway with a deep built-in storage cupboard. A loft hatch with drop-down ladder gives access to a very large part-boarded loft space for storage.

To the front of the property is a living room with bay window. There is a fitted dining kitchen with external door to the communal gardens.

The principal bedroom features a comprehensive range of fitted wardrobes. There is a second bedroom and a shower room/WC.

Outside are attractive maintained communal gardens and parking.

The property lies within a mile of Heald Green village and train station. In addition, a bus service runs along Outwood Road, with a stop at the end of the road which leads to this property.

The property is owned on a shared equity (70%) basis with Sanctuary Housing Association: There is no rent payable, only a monthly service charge.

NB: It is not possible to purchase any additional share now or in the future - It is to remain at 70% ownership.

- Retirement Property: Owners must be 60 Years Old +
- 70% Shared Ownership
- Gas Central Heating
- PVCU Double Glazing
- Fitted Dining Kitchen
- Spacious Living Room
- Shower Room/WC
- Two Bedrooms
- Communal Gardens & Parking
- No Onward Chain

Entrance Hallway  
14'7 max x 7'10 red to 4'3  
Access to part-boarded loft area with drop-down ladder.

Storage Room  
5'5 max x 5'1 max  
(L-shaped)

Living Room  
13'5 into bay red to 10'11 x 13'8

Dining Kitchen  
16'7 x 10'9 red to 7'9

Bedroom One  
13'8 to wardrobes x 9'9 red to 7'10 to wardrobes

Bedroom Two  
13'0 x 7'1

Shower Room/WC  
6'5 x 6'5

Loft Area  
9'5 max x 25'4 max  
Measurements account for boarded floor area.

Externally  
Attractive maintained communal gardens to the front and rear.  
Communal parking area.

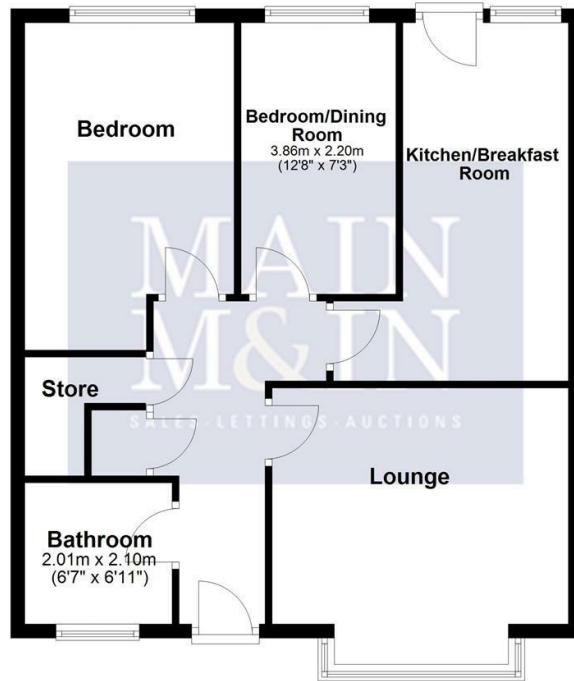
Tenure Information  
No shared ownership rent is payable.  
Monthly Service Charge: £138.77pcm  
Lease: 64 years lease remaining - Lease ends 01/06/2090  
Ground Rent: Peppercorn



Tenure: Leasehold  
Council Tax: Stockport C



**Ground Floor**



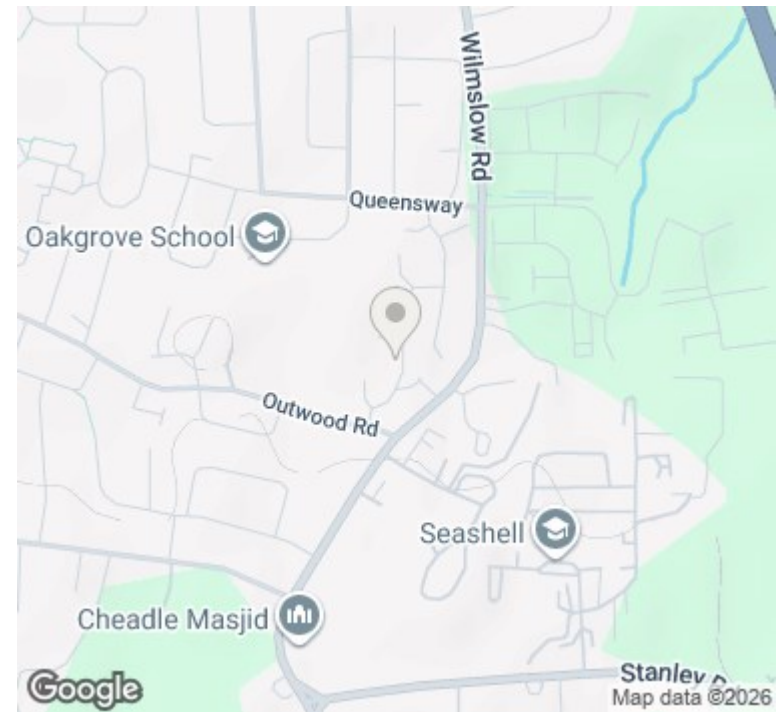
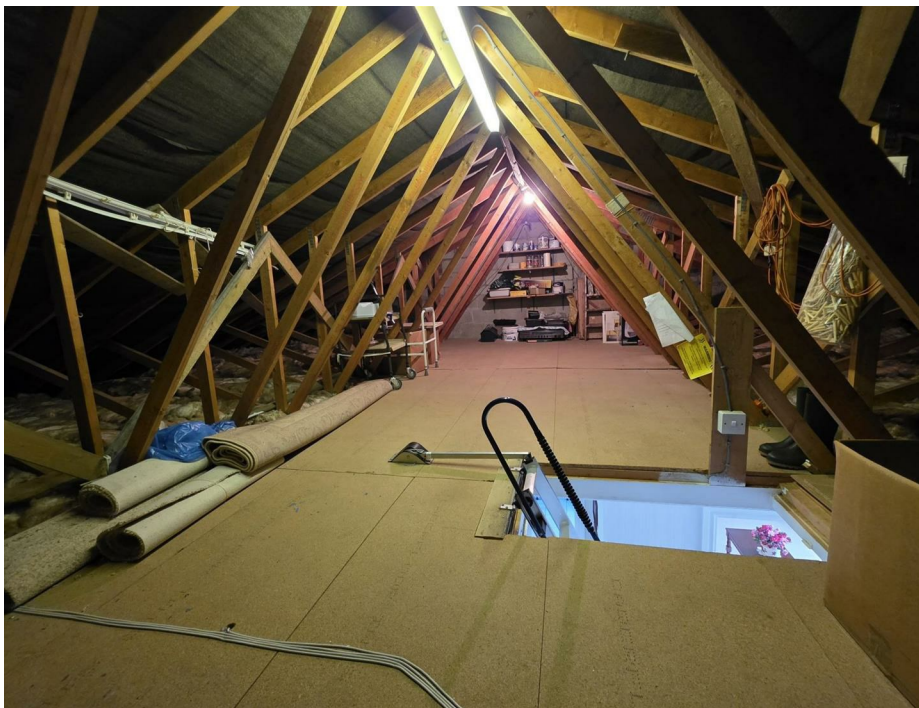
Total area: approx. 66.9 sq. metres (720.5 sq. feet)

For Illustration Purposes Only, Not To Scale  
Plan produced using PlanUp.

**Deanwater Court, Heald Green**

To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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Company Registration No. 5615498