



Plot 330 - 8 Angus Court – CW7 1GN

PROPERTY IS BUILD COMPLETE. RESERVATION available NOW

£120,000 (75% Share)



Prospa Homes are delighted to offer "The Malvern". A rare opportunity to purchase this **spacious** 2-bedroom semi-detached Bungalow. With Ceramic floor tiles to Kitchen and Bathroom and Wireless Alarm included. Larger than average enclosed rear garden and private driveway. Situated on this Brand New Keepmoat Development situated on the outskirts of Winsford, Cheshire close to local amenities and schools.

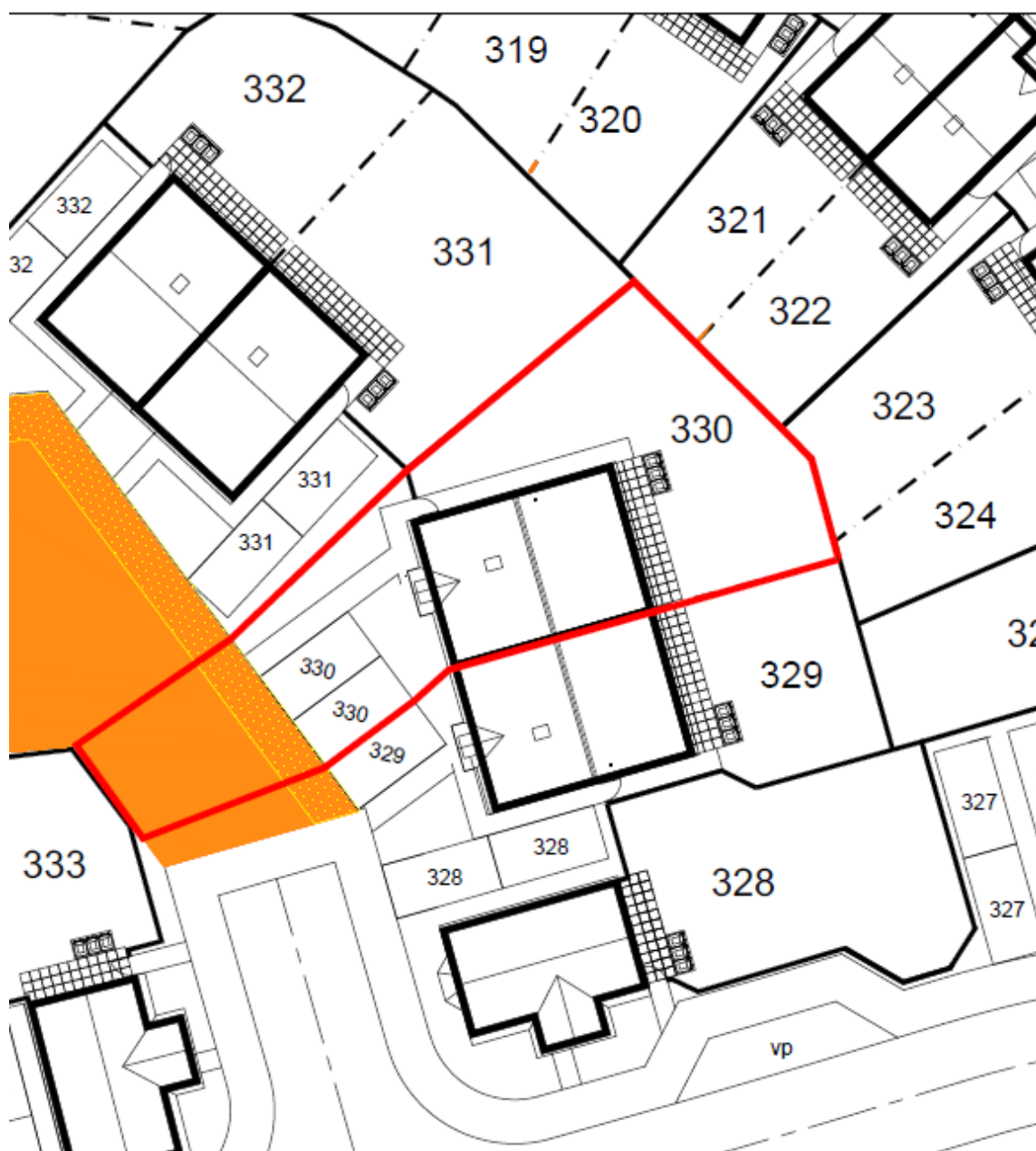
Contact us for more details or to arrange a viewing on 01606 813319 or 01606 813382, or email us at sales@prospahomes.co.uk

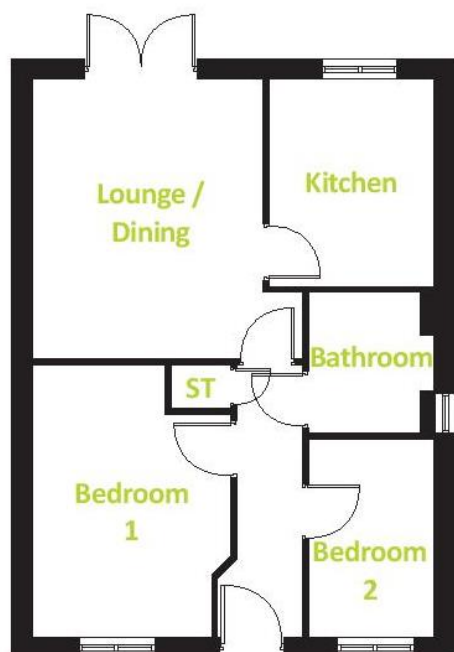




Plot 330 (The Malvern) briefly offers:

- Semi-detached Bungalow
- Larger than average plot
- Ceramic Kitchen and Bathroom floor tiles included
- Wireless Alarm
- Enclosed and turfed rear garden with paving
- Private parking
- Lounge Diner with French doors leading to garden
- Two Bedrooms
- Good size bathroom
- 57.7 sq. m
- Build complete and ready to move in





Property Description

Ground Floor

Kitchen

2630 x 3300 8'8" x 10'10"

Lounge / Dining

3680 x 4455 12'1" x 14'7" †

Bedroom 1

3155 x 4348 10'4" x 14'3" †

Bedroom 2

2012 x 3157 6'7" x 10'4"

Bathroom

2012 x 2254 6'7" x 7'5" †

Entrance Hall. With part glazed External Entrance Door. Radiator. Storage cupboard container consumer unit. Doors to Master Bedroom, Bedroom Two, Bathroom & Lounge Diner.

Master Bedroom. Window to front elevation. Radiator. Central Heating Thermostat. TV aerial socket.

Bedroom Two. Window to front elevation. Radiator.

Bathroom. Fitted with white Twyford Suite, comprising WC, pedestal wash hand basin, non-slip bath with mixer shower above and glass shower screen. Cubica Blanco wall tiles and Porcelanosa Ceramic Oak effect floor tiles. Extractor Fan. Radiator. Opaque window to side elevation.

Lounge Diner. With French doors to rear garden. Radiator. TV aerial socket. Central Heating Thermostat. Door leading to Kitchen.

Kitchen. Fitted kitchen units providing ample storage, with co-ordinating worktops and upstands. Ceramic tiles to floor. Stainless steel 1 ½ bowl sink and drainer unit. Logic Boiler. Indesit electric oven with gas hob and extractor fan. Space for tall fridge/freezer and washing machine. Window to rear garden.

Outside. Private parking. Generous sized enclosed turfed garden to rear and side with gate. Paved area. Outside light to front and rear.





Tenure: Leasehold.

All shared ownership homes must initially be sold via a shared ownership lease. If we own the Freehold and you staircase to 100%, we will transfer the Freehold to you at that point.

The price shown represents a sale of **75% share**. Open market value £160,000. Shared owner purchase **75% @ £120,000** via a mortgage and deposit. Unsold equity of 25% @ £40,000 would mean a shared ownership rent at 2.75% which is **£91.67 per month** (Rents are paid by direct debit to Weaver Vale Housing Trust Limited) plus service charge including buildings insurance of approximately £25 per month. 25-75% purchase share available subject to approval.

Winsford benefits from an array of shops, café's, banks and post office to meet every day needs. **Supermarkets** include Asda, Morrisons & Aldi. Winsford Lifestyle Centre provides **swimming pool, gym and a theatre**. With a great range of schools that are ideal for growing families. It is good to know there are a good choice of schools close to home. Over Hall Community School is less than a mile away. For older children Winsford Academy Secondary & Sixth Form is just over 1.5 miles away.

Transport Links. Close to the motorway network with easy access to Manchester, Chester and Liverpool. Winsford Railway Station provides links to Manchester, Liverpool, Chester & London.

Liverpool City Centre – 33 miles
Manchester City Centre – 32 miles
Chester City Centre – 16 miles

Liverpool Airport 25 miles
Manchester Airport 23 miles

