

3 HEATH CLOSE  
BARROW  
BB7 9ZB

£200,995

Shared ownership



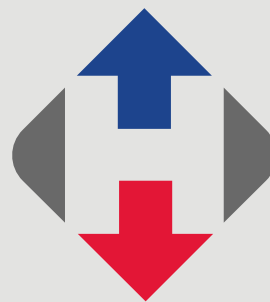
- Brand new semi-detached bungalow
- 2 bedrooms, 3-piece bathroom
- Parking for 2 cars
- Buy between 25% & 75%
- L-shape lounge & dining area
- Large lawned rear garden
- Fitted kitchen with oven & hob
- 60 m<sup>2</sup> (640 sq ft) approx.

[honeywell.co.uk](https://www.honeywell.co.uk)

A brand new semi-detached true bungalow offered for sale on the Shared ownership scheme where a purchaser can buy between 25% & 75% of the value and then staircase up to 100% at some point in the future. £500 towards legal fees if reserved. Carpets and blinds included.

This attractive property was built by Morris Homes and is situated on a small cul-de-sac of just two dwellings with private parking for two cars at the front and an extremely generous lawned garden to the rear and side boundary adjoins an open field. The property is complete and ready to go, it has a central hallway leading to a L-shape lounge and dining area with French doors opening onto the rear garden, there is a fitted kitchen with Neff oven, hob and extractor, two bedrooms and a 3-piece bathroom with shower over the bath.

Buyers are required to register with Help-to-buy North West and financially qualify to be able to reserve. Viewing is recommended.



**LOCATION:** Travelling into Barrow from the Clitheroe direction passing Clitheroe Golf Club on the right, take the next right into the Morris Homes development and after approximately 150 yards turn left into Heath Close.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALL:** Through Rock door with BT telephone point and loft access.

**L-SHAPED LOUNGE & DINING AREA:** Lounge area 3.8m x 3.3m (12'6" x 10'9"); with television point and glazed French doors opening onto rear garden.

**Dining area** 2.7m x 2.0m (8'10" x 6'6"); with outlooks across the rear garden.

**KITCHEN:** 2.7m x 2.6m (8'10" x 8'8"); with fitted range of high gloss grey wall and base units with complementary laminate work surface and splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated Neff electric fan oven with 4-ring stainless steel gas hob, stainless steel splashback and extractor canopy over, space for fridge freezer, plumbing for a

washing machine and Potterton combination central heating boiler concealed inside kitchen cupboard.

**BEDROOM ONE:** 3.3m x 3.2m (10'10" x 10'4"); with television point.

**BEDROOM TWO:** 3.2m x 2.7m (10'5" x 8'9").

**BATHROOM:** With 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, panelled bath with chrome mixer tap and Aqualisa thermostatic shower over with folding glass shower screen, part-tiled walls and extractor.

**OUTSIDE:** To the front of the property there are two allocated parking spaces and a front planting border, pathway along the side of the house leading to the entrance door and also the rear garden. There is a good-sized rear garden mainly laid to lawn with paved patio area and timber fencing.





**SERVICES:** Mains water, electricity, gas and drainage are connected.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

**EPC:** The energy efficiency rating for this property is B.

**VIEWING:** By appointment with our office.

**RESERVATION FEE: £350.**

**106 AGREEMENT:** This property is subject to a section 106 planning restriction which restricts buyers to have a local connection with the Ribble Valley. Buyers must register with Help-to-buy North West at [www.helptobuynw.org.uk](http://www.helptobuynw.org.uk). We are selling these properties on behalf of Snugg Homes, once registered with help-to-buy you will need to complete a financial assessment with their partner Metro Finance who will confirm you are eligible for shared ownership properties and will determine the percentage share you can purchase. Please ask at the office for further details.

Rent is payable for the share not purchased, the rent is calculated at 2.75% of the unsold equity.

For example if a 75% share was purchased the monthly rent would be £50,249 @ 2.75% per annum = approximately £115 per month.

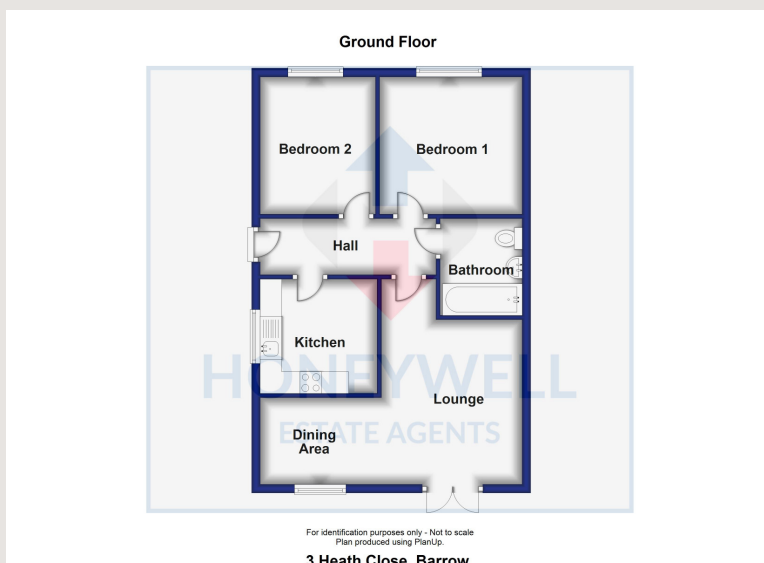
The Shared Ownership Scheme is a Part Buy, Part Rent way of owning your own home for a smaller up-front payment. With Shared Ownership you buy a share of your home using a mortgage from a bank or building society and pay a subsidised rent on the share you did not purchase. The combined mortgage and rent is usually less than you would expect to pay if you bought a similar property outright.

Normally you can buy a minimum 25% share of your home (the maximum you can buy initially is 75%). When you're ready you can buy more shares until you staircase to owing 100% of your home.

All buyers must be registered with Help to Buy Northwest and the affordability checked with the HCA Calculator which must be prepared by a financial advisor. For any enquiries regarding the Shared Ownership Scheme please contact our office on 01200 426041.

You will need a minimum 5% deposit (of the share value) for mortgage purposes plus monies to pay for solicitor fees, moving costs and furnishings.





*3 Heath Close, Barrow BB79ZB  
CD/ZR/150319*

**Selling your house?**

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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The Fountains, Barrowford. BB9 8LQ  
T: 01282 698200 E: barrowford@honeywell.co.uk

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