



66 Storey Road, Disley, SK12

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Asking Price **£171,500**

THREE BEDROOM MEWS

PURCHASE AT ITS 70% VALUE UNDER 'DISCOUNTED FOR SALE SCHEME'

LARGE LIVING ROOM

DINING KITCHEN

SOUGHT AFTER LOCATION

LEASEHOLD: 989 years remaining

COUNCIL TAX BAND: B

Ian Tonge Property Services is delighted to bring to the market this delightful three bedroom mews style family home, constructed in 2016, is located on "Waters Edge" a mixed development of homes positioned next to the Peak Forest canal. The layout in brief comprises an entrance hall, lounge and a modern style dining kitchen. Landing, three well balanced bedrooms, en-suite and additional fitted bathroom. Outside there is ample parking for 2 cars and to the rear the garden is split level. The property also benefits from double glazing and warmed by gas central heating.

The property is offered for sale at its 70% value as the remaining 30% is covered under the Cheshire East Council "Discounted For Sale Schemes" - for more details and to see if you would be eligible to purchase, please visit Cheshire East Councils website. A brief description of the scheme and eligibility are as follows:

Discounted for sale schemes

the property is sold at less than the full market value - for example, a £100,000 property with a 30% discount would cost £70,000.

you own 100% of the property - there is no rent percentage to pay

the property must be your only home

if you sell the property, the discount must be applied and be sold to someone who meets the criteria for affordable housing (for the process, see selling an affordable property)

the original discount percentage and eligibility criteria then apply to every future sale, to keep the property affordable

you may need to pay ground rent and service charges if the property is leasehold - check with the developer or property management company

Applying for shared equity and discount for sale homes

How to apply for shared equity and discount for sale homes

If you see a home listed for sale on the scheme and wish to apply, the online link is below and you will need to provide the following supporting documentation which can be uploaded via the online form:

1. A signed, letter-headed statement from a financial advisor accredited by the Financial Conduct Authority (FCA). The statement should refer to the property value and include the name/s of any applicant/s. It must confirm that based on your circumstances, mortgage ability and deposit amount, you cannot afford the property at the full open market value and could only afford it at the discounted price. Please ensure this letter is attached to your application form.

2. Evidence of your local connection - one of the following:

proof of your Cheshire East address, such as a utility bill or council tax bill

proof of an immediate family (parents/siblings/children) member's Cheshire East address.

a letter from your employer confirming you have a permanent contract to work in Cheshire East

- Entrance Hall**
4'8" (1m 42cm) x 3'8" (1m 11cm)
Composite glass panel front door, single radiator, centre ceiling light, power points.
- Downstairs WC**
5'4" (1m 62cm) x 2'10" (86cm)
uPVC double glazed obscure glass window to the front, low level wc, corner pedestal wash hand basin, centre ceiling light, extractor fan, single radiator.
- Lounge**
14'1" (4m 29cm) x 11'9" (3m 58cm)
uPVC double glazed window to the front, single radiator, centre ceiling light, power points, tv aerial point, door to under stairs cupboard.
- Dining Kitchen**
8'7" (2m 61cm) x 14'11" (4m 54cm)
uPVC double glazed window and uPVC double glazed patio doors to the rear. Fitted with a range of cupboards and drawers with co-ordinating worktops and

- tiling to working surfaces, stainless steel 1 and half bowel drainer sink with mixer tap, Electrolux gas hob and oven, extractor hood, glow worm combi boiler, space for freestanding fridge freezer, space for dishwasher and washing machine. Single radiator, spotlights and centre ceiling light, power points.
- First Floor**
Landing
5'9" (1m 75cm) x 3' (91cm)
Wooden balustrade, centre ceiling light, power points,
- Bedroom 1**
9'7" (2m 92cm) x 11'7" (3m 53cm)
uPVC double glazed window to the front , single radiator, centre ceiling light, power points, door to closet with hanger rails.
- En-Suite**
6'3" (1m 90cm) x 5' (1m 52cm)
uPVC double glazed obscure glass window to the front, low level WC, pedestal wash hand basin, walk in shower, extractor fan, single radiator, spotlights.

Bedroom 2
7'4" (2m 23cm) x 8'10" (2m 69cm)



uPVC double glazed window to the rear , centre ceiling light, single radiator, power points.

Bedroom 3

7'4" (2m 23cm) x 5'8" (1m 72cm)

uPVC double glazed window to the rear, centre ceiling light, single radiator, power points.

Bathroom

5'10" (1m 77cm) x 5'11" (1m 80cm)

Bath with mixer tap, low level WC, pedestal wash hand basin, part tiled walls, extractor fan, single radiator, spotlights.

Outside

Garden

To the front there is a tarmacked drive with ample parking for 2 cars. To the rear the garden is split level with a paved patio area immediately outside the patio doors, steps then lead up to another tier which is mainly laid to lawn.

Discounted For Sale Schemes

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https://www.cheshireeast.gov.uk/housing/affordable_housing/affordable_housing.aspx#DiscountedForSale

Council Tax

Council tax band B with Cheshire East.

Tenure

This property is leasehold with 989 years left on the lease.

Viewing Arrangements

Viewings are strictly by appointment with Ian Tonge Property Services, 150 Buxton Road, High Lane, Stockport, SK6 8EA. Telephone 01663 762677.

Financial Services

The selling agents will be pleased to assist prospective purchasers with all their financial arrangements whether purchasing through this agency or via another source. Please telephone or call in for an appointment without obligation. A written quotation is available on request. A contract of insurance may be required. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

