

# WELCOME TO WATERSIDE POINT



*Start a new chapter*



**WATERSIDE POINT, LEIGH WN7 4HB**  
A canal-side development of stylish two and three bedroom homes

Artist's impression

# LIVING AT WATERSIDE POINT

## DISCOVER THE LOCAL AREA

Start the next chapter of your life at Waterside Point, our new vibrant development in Leigh, Greater Manchester with a stylish collection of two and three-bedroom homes.



CLOSE TO  
SCHOOLS AND  
COLLEGES

### EDUCATION

- Adjacent to highly rated primary school
- Wide range of both primary and secondary schools close by
- Several nearby colleges offer a range of exciting courses
- Excellent transport links into Manchester for universities.

### SHOPPING

- Within walking distance to Spinning Gate shopping centre and The Loom retail park
- Within one mile from nine large supermarkets
- The Trafford Centre is just a 25-minute drive away.

NEAR TO  
SEVERAL  
SHOPPING  
CENTRES



WIDE  
RANGE OF  
RESTAURANTS  
LOCALLY

### DINING

- Wide range of eateries to enjoy a meal
- Options include traditional pub dining, continental dishes and popular chain restaurants
- Local takeaway options to enjoy food at home.

### TRANSPORT

- Great location for commuting across the North west
- Short drive to the A580 road which connects Manchester and Liverpool
- Five-minute walk to Leigh bus station

GREAT  
TRANSPORT  
LINKS



Local: Pennington Flash

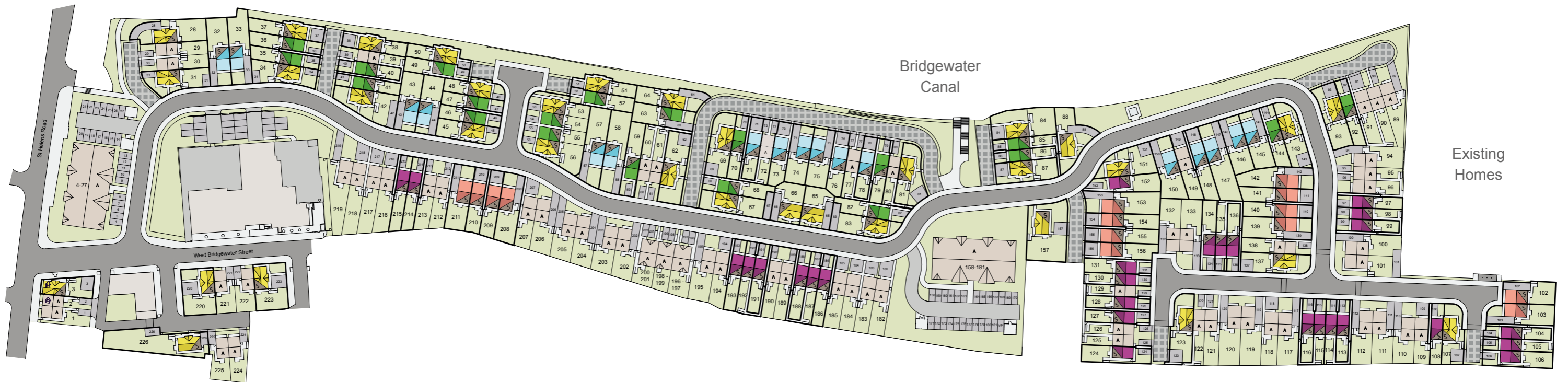
# THE DEVELOPMENT WATERSIDE POINT, LEIGH WN7 4HB

A stunning range of two and three-bedroom homes located on the banks of the Bridgewater canal, ideal for young professionals and growing families looking to step onto the property ladder.

# DEVELOPMENT DESIGN BUILDING HOMES THAT INSPIRE

At Your Housing Group, our homes are designed to be modern and contemporary.

Combining beautiful ergonomically designed details along with flexible sales options to suit your lifestyle. Each one of our homes offers a unique layout, thoughtfully designed to ensure natural light and optimised space to maximise an open plan, modern way of living.



## KEY:

- The Fletcher**  
2 Bedroom Home
- The Gerrard**  
2 Bedroom Home
- The Brindley**  
3 Bedroom Home
- The Saltaire**  
3 Bedroom Home
- The Chaddock**  
3 Bedroom Home
- Shared Ownership**
- A Affordable homes**
- Show Home**
- Shared private drives**



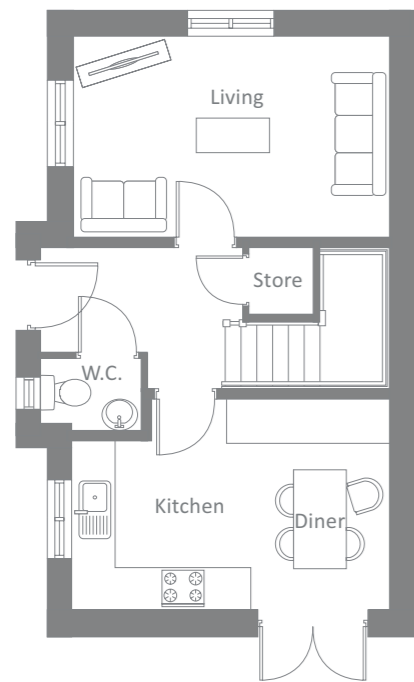
This site plan is illustrative and should be used for guidance only. It does not show land contours and gradients, landscaping or boundary treatments. All leaseholders are required to pay a fair and reasonable proportion of the repairs and maintenance of landscaped areas and communal facilities as detailed in the lease.

# THE CHADDOCK 3-BEDROOM HOME

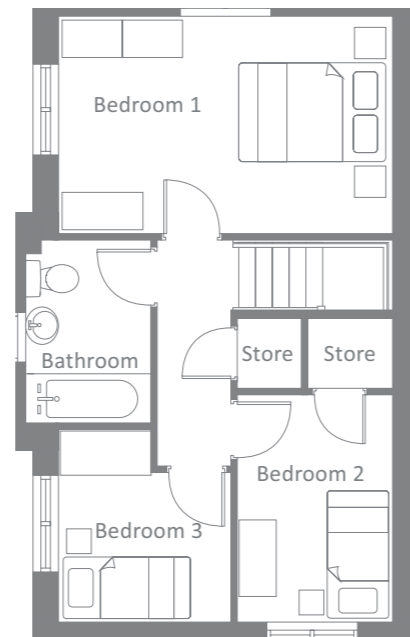


3 |   
1 |   
1 | 

Artist's impression






| Ground Floor    | Metric    | Imperial     |
|-----------------|-----------|--------------|
| Kitchen / Diner | 3.0 x 4.5 | 9'4" x 14'7" |
| Living          | 4.5 x 2.9 | 14'7" x 9'8" |
| W.C.            | 1.4 x 1.0 | 4'5" x 3'2"  |



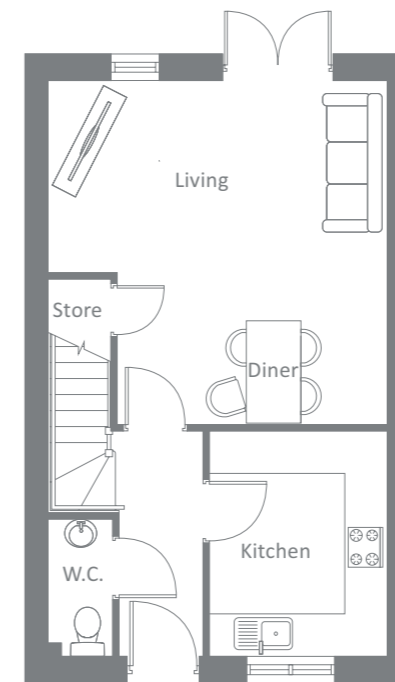
| First Floor | Metric    | Imperial      |
|-------------|-----------|---------------|
| Bedroom 1   | 4.5 x 2.9 | 14'7" x 9'5"  |
| Bedroom 2   | 2.1 x 3.1 | 6'11" x 10'3" |
| Bedroom 3   | 2.3 x 2.6 | 7'5" x 8'5"   |
| Bathroom    | 1.7 x 2.5 | 5'5" x 8'4"   |

# THE BRINDLEY 3-BEDROOM HOME

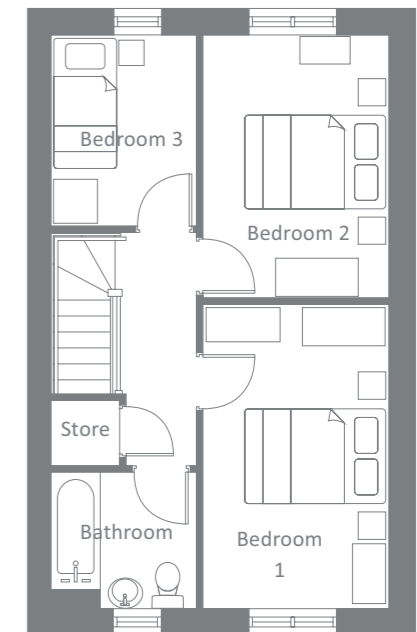


3 |   
1 |   
1 | 

Artist's impression






| Ground Floor   | Metric    | Imperial       |
|----------------|-----------|----------------|
| Kitchen        | 2.5 x 3.2 | 8'2" x 10'7"   |
| Living / Diner | 4.8 x 4.9 | 15'11" x 16'1" |
| W.C.           | 0.9 x 1.9 | 2'9" x 6'5"    |

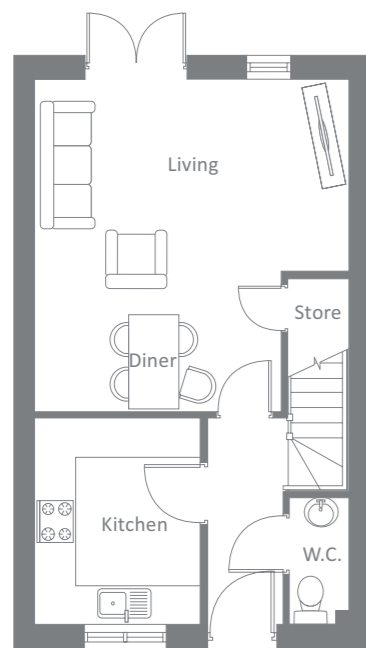


| First Floor | Metric    | Imperial     |
|-------------|-----------|--------------|
| Bedroom 1   | 2.6 x 4.3 | 8'5" x 14'1" |
| Bedroom 2   | 2.6 x 3.7 | 8'6" x 12'1" |
| Bedroom 3   | 2.1 x 2.7 | 6'11" x 8'8" |
| Bathroom    | 1.9 x 2.1 | 6'2" x 6'8"  |

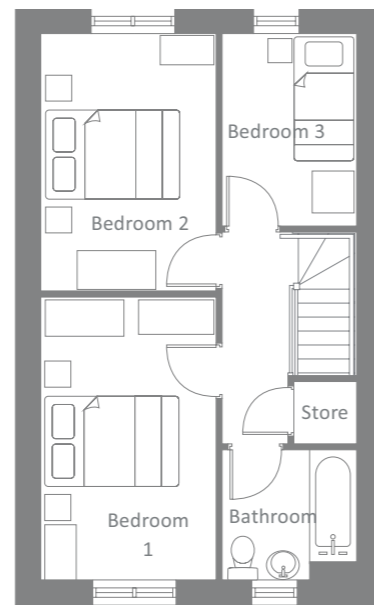
## THE SALTAIRE 3-BEDROOM HOME



3 |   
1 |   
1 | 





| Ground Floor   | Metric    | Imperial       |
|----------------|-----------|----------------|
| Kitchen        | 2.5 x 3.2 | 8'4" x 10'7"   |
| Living / Diner | 4.8 x 5.1 | 15'11" x 16'9" |
| W.C.           | 0.9 x 1.9 | 3'1" x 6'2"    |

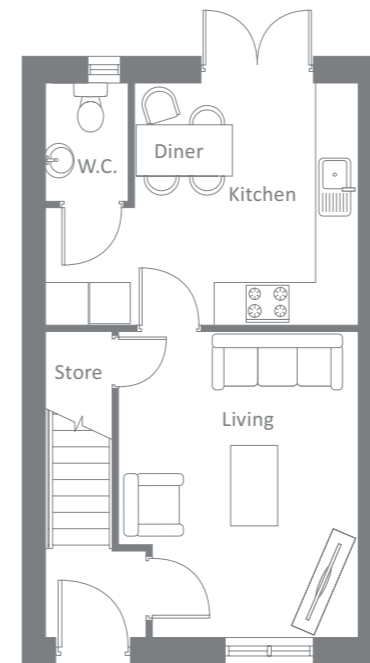


| First Floor | Metric    | Imperial     |
|-------------|-----------|--------------|
| Bedroom 1   | 2.6 x 4.3 | 8'5" x 14'3" |
| Bedroom 2   | 2.6 x 4.0 | 8'5" x 13'1" |
| Bedroom 3   | 2.1 x 2.9 | 2'8" x 9'5"  |
| Bathroom    | 1.9 x 2.1 | 6'2" x 6'8"  |

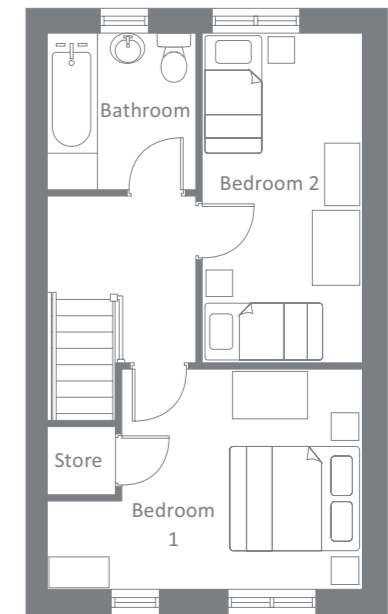
## THE FLETCHER 2-BEDROOM HOME



2 |   
1 |   
1 | 



| Ground Floor    | Metric    | Imperial      |
|-----------------|-----------|---------------|
| Kitchen / Diner | 4.2 x 3.3 | 13'9" x 10'9" |
| Living          | 3.1 x 4.1 | 10'1" x 13'4" |
| W.C.            | 1.1 x 1.7 | 3'7" x 5'5"   |



| First Floor | Metric    | Imperial      |
|-------------|-----------|---------------|
| Bedroom 1   | 4.2 x 3.1 | 13'9" x 9'10" |
| Bedroom 2   | 2.0 x 4.3 | 6'6" x 14'3"  |
| Bathroom    | 2.1 x 2.2 | 6'11" x 7'4"  |

# THE GERRARD 2-BEDROOM HOME



- 2 |
- 1 |
- 1 |

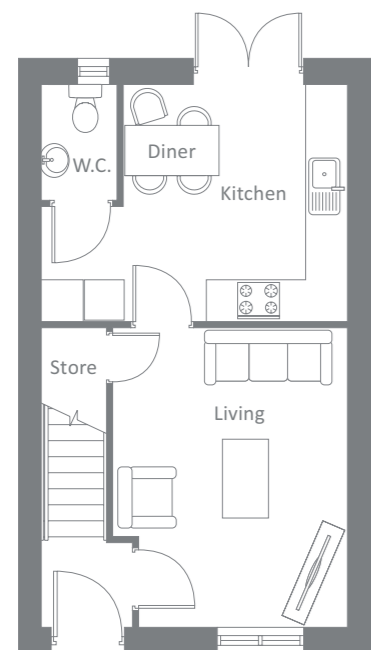
Artist's impression

## AN EXCEPTIONAL SPECIFICATION WHAT CAN YOU EXPECT?

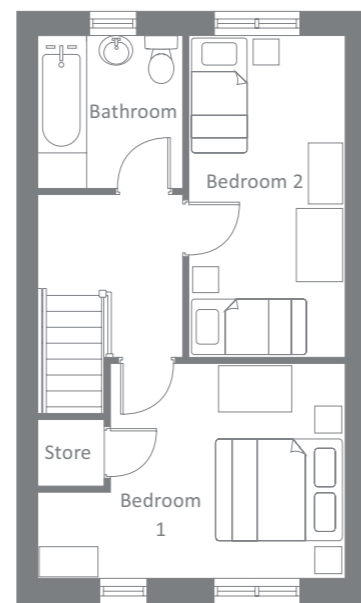


At Your Housing Group, our focus is on comfort and style.

We take pride in shaping every aspect of your home to ensure it meets your every need, which is why your new home will be full of products and finishes of the highest quality.



| Ground Floor    | Metric    | Imperial      |
|-----------------|-----------|---------------|
| Kitchen / Diner | 3.3 x 3.4 | 10'9" x 11'2" |
| Living          | 3.4 x 4.3 | 11'2" x 14'3" |
| W.C.            | 1.1 x 1.7 | 3'7" x 5'5"   |



| First Floor | Metric    | Imperial      |
|-------------|-----------|---------------|
| Bedroom 1   | 4.4 x 3.1 | 14'7" x 9'10" |
| Bedroom 2   | 2.3 x 4.6 | 7'6" x 15'0"  |
| Bathroom    | 2.1 x 2.2 | 6'11" x 7'4"  |

### GENERAL:

- Spacious and airy layout.
- Double glazing throughout.
- Off street parking for all properties.
- Energy efficient appliances.
- Flooring to kitchen, bathroom and cloaks.
- Patio doors leading to rear garden.
- Turfed gardens.
- Some properties look out over the canal.

### KITCHEN:

- George Moores fitted units and work surfaces.
- Integrated fridge freezer.
- Integrated dishwasher.
- Integrated electric oven and gas hob.
- Washer dryer.
- Chimney hood with extractor fan.
- Worcester Bosch boiler.

### LIVING:

- Telephone and broadband internet sockets.
- TV sockets.

### BATHROOM:

- Contemporary 3-piece bathroom suites.
- Heated chrome towel rail.
- Over bath thermostatic shower fitted to main bathrooms.
- Designer tiles from Porcelanosa
- Vado Taps.
- LED downlighters to kitchen and bathroom.

### COMMUNAL:

All leaseholders are required to pay a fair and reasonable proportion of the repairs and maintenance of landscaped areas and communal facilities as detailed in the lease.

#### Landscaping Area

Refer to service charge breakdown

#### Communal Facilities

Shared private drives, Shared footpaths, Lighting, Boundary treatments, Sleeping Policeman Bollards or any additional facilities which the Landlord sees fit.

# SHARED OWNERSHIP EXPLAINED AT WATERSIDE POINT

Shared ownership is another way to buy your home. You buy a percentage and pay rent on the rest.

## WHO IS ELIGIBLE FOR SHARED OWNERSHIP

Shared ownership is an option for lots of people. In brief:

- Your household income needs to be under £80k
- You can't be the owner of another property
- You'll need to show you have a good credit history and can afford the regular payments and costs involved in buying a home
- You should have savings, or be able to put down at least 5-10% deposit on the share of the property you're buying.

## PART MORTGAGE/PART RENT, HOW DOES THAT WORK?

Shared ownership is part buy, part rent. This means you will have a mortgage on the share you own, and pay rent on the remaining share. For instance, if you buy a 50% share of the property, you'll pay a mortgage on the 50% share, and rent on the remaining 50% share. Usually, you can also carry on buying shares, to own it 100%.

You'll have a lease, which is essentially the contract for the share you've bought. It means you've got the right to keep your home for the Lease Term of 125 years but the land belongs to Your Housing Limited as illustrated on the site plan. Your lease also sets out how much you need to pay each month, and your responsibilities as a shared owner.

## CAN I BUY MORE SHARES

You have the option to buy further shares in the property at the market value when financially possible. This is referred to as 'staircasing'. The more shares you purchase, the less rent you will pay and once you have successfully staircased fully you will no longer pay us rent and you own the property outright.

Following this we will dissolve your lease agreement, meaning you're a full-fledged homeowner. We've so far helped hundreds of aspiring homeowners to purchase a new build home through Shared Ownership and a number of our homeowners have already 'staircased' to 100% already!


## TO APPLY


- Complete an application on line with Help to Buy at: [www.helptobuyagent1.org.uk](http://www.helptobuyagent1.org.uk)
- Enter the Development name into the "property search" box and the properties will show. Then click "apply online" follow the instructions and apply for the property.





## WATERSIDE POINT LEIGH


West Bridgewater Street  
Leigh  
WN7 4HB

 01942 419 148

 [yourhousinggroup.co.uk](http://yourhousinggroup.co.uk)

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