

## LEAHOPE COURT, THORNABY, STOCKTON-ON-TEES, TS17 9QP



- ▲ Two Bedroom End Terrace Bungalow
- ▲ Offered on a 75% shared Ownership basis, Specifically Available to Purchasers Aged 55 Years and Over
- ▲ Lounge & Kitchen/Breakfast Room

- ▲ Central Heating & UPVC Double Glazing
- ▲ Two Bedrooms & Shower Room
- ▲ Ideal Location Close to Thornaby Town Centre

**£88,125 - 75% Shared Ownership**

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An excellent opportunity to purchase 75% shared ownership of this superbly presented two-bedroom end terrace bungalow.

Comprising porch, entrance hall, lounge, kitchen/breakfast room, two bedrooms and shower room. Outside there is a low maintenance rear garden with concrete patterned patio area.

Other features include gas central heating and UPVC double glazing.

Criteria –

- Applications should only be made by prospective purchasers who have viewed the property and wish to proceed. Shared ownership eligibility is:
  - Be 55 years or over.
  - Not to have a household income over £80,000 per annum, up to and including £80,000 PA is permitted
  - Not to currently own a home
  - If a home is owned – this must be sold subject to contract and evidence is required.
  - Not to be able to afford to purchase a home of this type in the current location without the assistance of shared ownership
- The above criteria are used to assess someone's eligibility for shared ownership. The second stage of the assessment is a financial assessment which must be undertaken.

## GROUND FLOOR

**ENTRANCE PORCH**

**ENTRANCE HALL**

**KITCHEN BREAKFAST ROOM - 4.17m x 2.29m (13'8" x 7'6")**

**LOUNGE - 5.46m (17'11") reducing to 4.14m (13'7") x 2.97m (9'9") reducing to 2.3m (7'7")**

**BEDROOM ONE - 3.68m (12'1") excluding wardrobe x 2.54m (8'4")**

**BEDROOM TWO - 2.74m x 2.54m (9' x 8'4")**

**BATHROOM - 1.73m x 2.03m (5'8" x 6'8")**

**TO VIEW: Tel: 01642 763636**

Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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**EXTERNALLY**

**GARDEN**

Low maintenance rear garden with concrete patterned patio area and access gate.

**AGENT NOTE:**

A monthly service charge of £21.73 is payable to cover ground maintenance. A further payment of £9.37 is payable each month to cover buildings insurance and an additional payment of £12.50 is payable each month to cover administration costs.

These charges are reviewed annually.

**AGENTS REF:** - MH/LS/ING260079/18032026

**Council Tax Band:** B      **Tenure:** Leasehold

**TO VIEW:** Contact our Ingleby Barwick office on

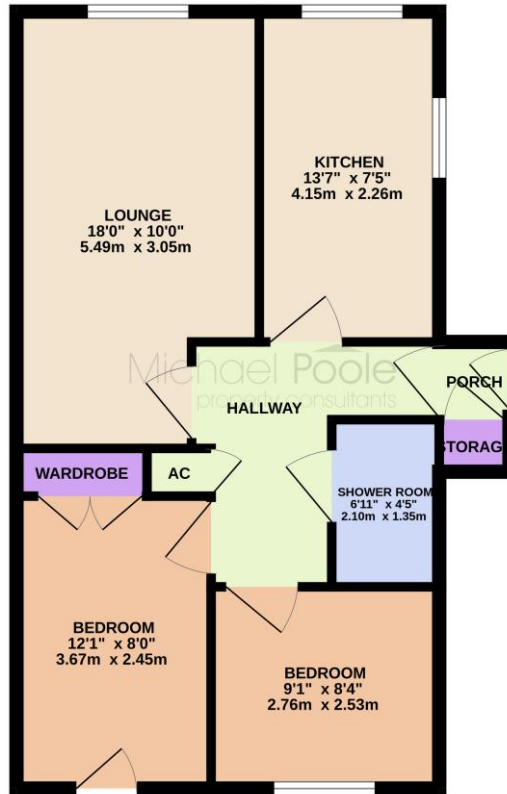
Tel: **01642 763636**

A photograph of the Michael Poole property consultants storefront at night. The sign above the entrance is illuminated with blue light and reads 'Michael Poole property consultants'. The windows display various property listings.

**Do you have a property you need to sell before you can buy?**

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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