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ROTHER LIVING

TRANSFORMING ROTTERHAM



The Bellows, Rawmarsh

Shared Ownership from **£31,250 (25% share)**

Bellows Road, Rotherham, S62 6NF

Overview

- Two & Three Bed Houses
- Off Street Parking
- Stylish Kitchens
- En-Suite Shower Room (Three Bed only)
- Close to Local Amenities
- Downstairs WC



Rotherham Metropolitan Borough Council in partnership with Crucible Sales and Lettings are proud to introduce to the market this brand new site of shared ownership housing located in the ever popular area of Rawmarsh, Rotherham.

The development consists of a range of stylish 2 and 3 bedroom homes that provide a well-proportioned living environment whilst remaining affordable. This flexible means of home ownership is likely to appeal to the first time buyer market and those who cannot buy on the open market. Buyers can purchase between a 25% - 75% share. The price shown on this brochure represents a 25% share.

Please note that a rent is payable on the percentage of the property not purchased. A Service charge is also payable (TBC)





Entrance to the two bedroom properties is gained via a front facing external door into the lobby with stairs leading to the first floor and also providing access to the kitchen. The kitchen benefits from a front facing window, a range of gloss effect base and wall units and an integrated electric oven and gas hob with extraction unit. To the rear of the kitchen access is gained to the downstairs W.C. and storage cupboard. To the rear aspect is the living room with rear facing window.

To the first floor there are two double bedrooms (one of which has a storage cupboard), and a family bathroom benefitting from a white three piece suite and shower cubicle. There is also an airing cupboard located on this level.



(Please note, photographs shown reflect the dressed show home. The properties do not include furnishings and floor coverings with the exception of the kitchen, downstairs W.C. and bathroom).

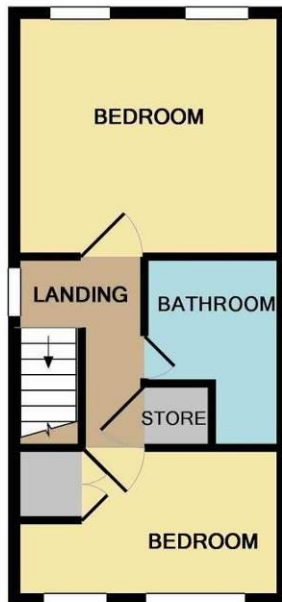
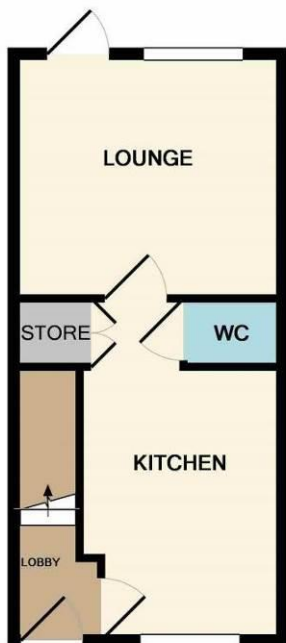
Rawmarsh is a large village located in the Metropolitan Borough of Rotherham in South Yorkshire. It lies 2 miles north east from Rotherham town centre and has a whole host of local amenities close by such as Parkgate Retail World, St Mary's Church, Rosehill Victoria Park, and Rawmarsh Comprehensive Secondary School. The village is served by excellent transport links and in 2018 Stagecoach started operating their tram-train network from nearby Parkgate Retail World offering regular routes in to Sheffield. Primarily Rawmarsh is a residential area and has a strong community feel.



Please note that in order to reserve a shared ownership property, buyers must prove eligibility criteria is met (government guide lines can be found at www.helptobuy.gov.uk/shared-ownership/) and is subject to a financial assessment.

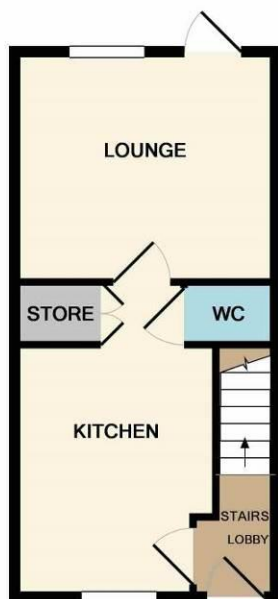
Potential Energy Efficiency Rating: B

Potential Environmental Impact Rating: B

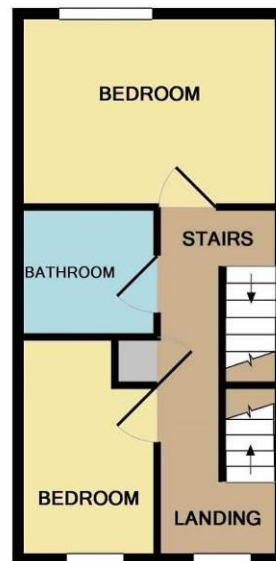


2 Bedroom Property Floorplan

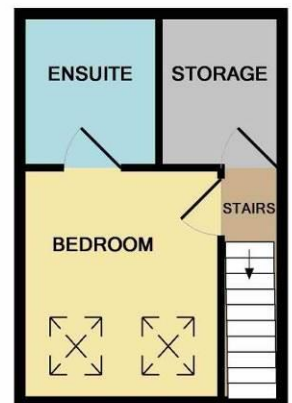
3 Bedroom Property Floorplan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. C1235

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