



Cheaney Street, Rothwell NN14 6FN

welcome to

Cheaney Street, Rothwell

William H Brown are delighted to offer to the market this shared ownership property. The property offered is a 35% share at £87,500.00. A modern three bedroom semi detached property with downstairs cloakroom, off road parking with EV charger and garden.



Entrance Hall

Entered via Composite door to the front aspect, stairs rising to first floor landing, door to under stairs cupboard, radiator and doors leading to:

Cloakroom

Suite comprising Pedestal wash hand basin, low level WC and radiator.

Lounge

Double glazed window to the rear aspect, radiator and double glazed door to the rear aspect leading to rear garden.

Kitchen/ Diner

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, upstands to splashback areas, electric oven and gas hob with stainless steel cooker hood over, integrated fridge/freezer, plumbing for washing machine, radiator, spotlights to ceiling, two double glazed windows to the front and side aspect.

First Floor Landing

Stairs rising from entrance hall, door to storage cupboard and doors leading to all rooms.

Bedroom One

Double glazed window to the rear aspect, access to loft space and radiator.

Bedroom Two

Double glazed window to the front aspect and radiator.

Bedroom Three

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising bath with shower over, pedestal wash hand basin, low level WC, heated towel rail and double glazed obscured window to the rear aspect.

Externally**Front**

Small open frontage with shrubs with tarmac driveway to the side aspect providing off road parking and EV charger.

Rear Garden

Mainly laid to lawn with paved patio area for seating, gated rear access and fully enclosed with timber fencing.



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Cheaney Street, Rothwell

- 35% share
- Semi detached house
- Three bedrooms
- Fitted kitchen with integrated appliances
- Downstairs cloakroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 582.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£87,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
RWL108125 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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