



Cheaney Street, Rothwell NN14 6FN

- Two double bedrooms
- 35% Ownership leaving 65% rent - click through for costs etc
- Immaculately presented throughout
- Parking Space
- South westerly aspect rear garden
- Viewing recommended

PRICE
£75,250
35% SHARED
OWNERSHIP

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



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PRICE £75,250 LEASEHOLD

**** IN PERSON AND VIDEO VIEWINGS AVAILABLE **** 35% Share Ownership - Offered with NO CHAIN is this immaculately presented and this pleasantly positioned TWO DOUBLE bedroom modern town house with allocated Parking. GAs central heated and double glazed with excellent 'B84' Energy rating. Entrance hall, cloakroom W.C. Lounger/sitting room and kitchen/breakfast room with int 50/50 fridge freezer, washing machine, oven and hob. Landing to two good bedrooms and family bathroom. Of road parking and South westerly aspect rear garden. Viewing recommended.

Leasehold o 125 years with c.115 years remaining.

'The total PCM is c. £398.21' broken down as per; 65% remaining share rent = £337.94pcm. Service = 11.21pcm. Insurance = 33.00pcm. Management Charge =11.50pcm. Reserve Fund £3.56pcm

ENTRANCE HALL

Via opaque double glazed panelled door, single panelled radiator, double power point, doors to Cloakroom/Wc and Lounge/Sitting Room

CLOAKROOM/WC

Comprising close coupled Wc, pedestal wash hand basin and single panelled radiator

LOUNGE/SITTING ROOM

12'2" min x 11'4" min (3.72m min x 3.46m min)
Having Upvc double glazed window to front with double panelled radiator under, walk through to Inner Lobby Area

INNER LOBBY

Having stair case raising to first floor landing, panelled door to Kitchen/Breakfast Room

KITCHEN/BREAKFAST ROOM

15'1" x 10'9" narrowing to 7'0" max (4.62m x 3.28m narrowing to 2.15m max)
Offering a range of high gloss, soft close, high and base level cupboard units with drawer space and work tops having matching surrounds, inset one and half bowl single drainer sink unit with mixer tap, built in oven, four ring gas hob and extractor over, further appliance space with plumbing for dishwasher and integrated washing machine and fridge/freezer, ceiling spot lights, double glazed window and double doors opening on to Westerly Aspect rear garden, double panelled radiator

LANDING

Having panelled doors to Two Double Bedrooms and Bathroom, single panelled radiator

DOUBLE BEDROOM ONE

10'5" x 13'1" widening to 16'10" (3.19m x 4m widening to 5.14m)
Measurement incorporating over stairs airing cupboard having shelving, double panelled radiator, two double glazed windows to rear having outlook over green space

DOUBLE BEDROOM TWO

13'4" x 8'0" (4.08m x 2.44m)
Having double glazed window to rear and double panelled radiator , loft hatch

BATHROOM

Comprising close coupled Wc, pedestal wash hand basin and panelled bath with shower and screen over, opaque double glazed window to front, shave point and chrome heated towel rail/radiator

OUTSIDE FRONT

The property enjoys allocated parking and front court with grassed area with gravel and hedge borders with path to entrance door

OUTSIDE REAR

The rear garden is Westerly aspect having an immediate paved patio area with pathway leading down to timber shed, Astro turf garden designed for low maintenance having gravelled borders, gate to rear access



call to view 01536 418100

