



Cheaney Street, Rothwell **Leasehold** £87,500 35% Shared Ownership

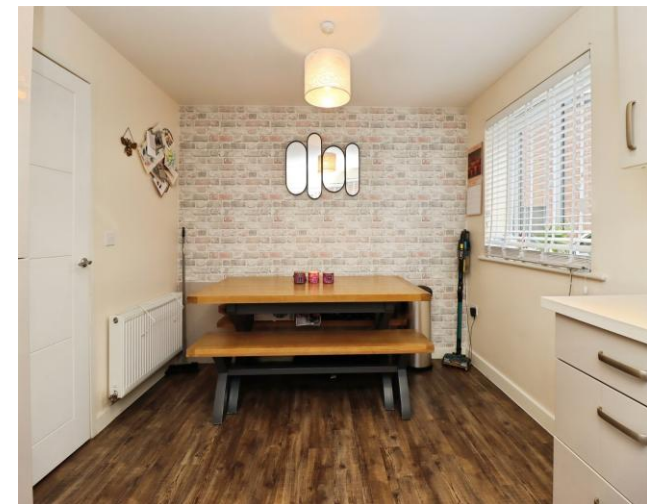
**Pattison
Lane**

Key Features

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- 35% Shared Ownership
- Three Bedroom Semi Detached Home
- Driveway with Electric Point
- Downstairs Cloakroom
- Easy Access to Main Road Links

Offered to the market as a 35% shared ownership opportunity, this beautifully presented, modern three-bedroom semi-detached property is the perfect prospect for first-time buyers looking to step onto the property ladder, or those seeking a stylish and manageable downsize.



Location & Lifestyle

Conveniently situated close to the vibrant, historic market town of Rothwell, residents will enjoy easy access to a variety of local shops, charming cafes, and community amenities. Furthermore, the property is ideally positioned within comfortable walking distance of local schools, making it an excellent choice for young families.

Key Features

Accessible Homeownership: Available to purchase as a 35% share, making it an excellent and affordable entry point into the housing market.

Contemporary Design: A modern build offering a fresh, neutral canvas ready to be made your own.

Three Bedrooms: Well-proportioned rooms providing versatile space for a growing family, accommodating guests, or setting up a home office.

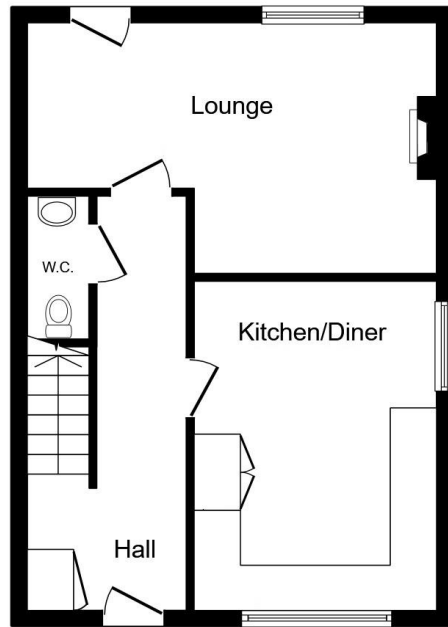
Ground Floor WC: A highly practical addition to the ground floor layout for everyday convenience and hosting guests.

Off-Road Parking: Dedicated private parking ensuring hassle-free arrivals and peace of mind.

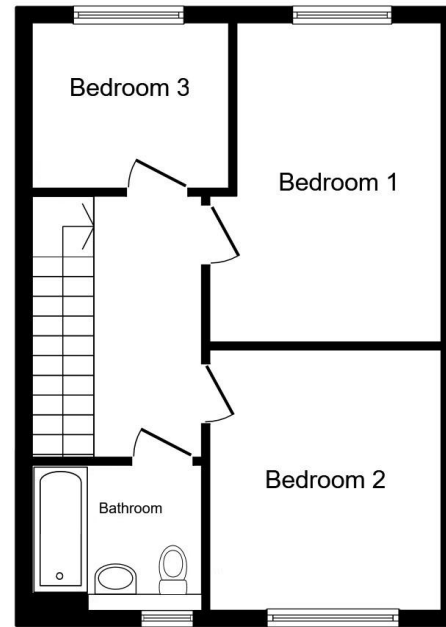
Agent's Note: Whether you are looking to secure your very first home or transition into a more manageable, contemporary space, this property delivers on both location and lifestyle.

Early viewing is highly recommended to fully appreciate the value and convenience this home has to offer.





Ground Floor



First Floor

Total floor area 82.7 m² (890 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

KITCHEN / DINING ROOM 14'4 x 10'6 (4.37m x 3.20m)

LOUNGE 17'5 max x 10'11 max (L Shaped Room) (5.30m x 3.33m)

FIRST FLOOR LANDING

BEDROOM ONE 13'11 max x 9'10 max (4.24m x 3m)

BEDROOM TWO 11'4 x 9'10 (3.46m x 3m)

BEDROOM THREE 8'4 x 7'7 (2.55m x 2.30m)

BATHROOM 6'11 x 6'4 (2.10m x 1.93m)

OUTSIDE

FRONT GARDEN

DRIVEWAY

REAR GARDEN

AGENTS NOTE:

35% Shared Ownership

Length of lease - 125 years from 1 January 2017

Monthly Rent Payable - £463.82

Insurance - £31.01 per month

Management - £12.50 per month


Service Charge - £11.66 per month

To view this property call Pattison Lane on:
01536 430527

Selling your property?

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 01536 430527

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