St. Aidans Rise,

william
h brown

welcome to

St. Aidans Rise,

Modern Four bedroom semi-detached home with lounge, kitchen/diner, utility, WC, bathroom and garden over three stories. Features a lawned rear garden with seating and is close to shops, schools and transport links.

Agents Note
This property is currently under shared ownership in conjunction with Places For People Housing Association who have criteria for any purchase, the advertised price is for the sellers 50% share (subject to RICS confirmation). £317.80 per month is paid to the Housing Association as rent and charges for the retained share. Please contact the branch or Places For People Housing Association for guidance on purchase requirements.

In addition, Places For People Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 50% share and the remaining 50% share from Places For People Housing Association (subject to RICS confirmation)to enable a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.

Ground Floor
Hall
Having a radiator and providing access to the front entrance door.

Bedroom Four
Having a rear facing double glazed window and a radiator.

Wc
Having a WC, towel heater and vanity sink unit.

Kitchen / Dining Room
Having a range of wall and base units with rolled edge work surfaces and an inset stainless steel sink. An integrated oven , gas hob and extractor hood. Two radiators and a front facing double glazed window and a dining area. There are french doors providing access to the rear garden.

First Floor
Landing

Bedroom One
Having two rear facing double glazed window and a radiator.

Living Room
Having two front facing double glazed window and radiator.

Second Floor
Landing
Bedroom Two
Having two rear facing double glazed window and a radiator.

Bedroom Three
Having a front facing double glazed window and a radiator.

Bathroom
Having a front facing double glazed window, bath suite with a shower above, concealed WC, towel heater, vanity sink unit and mirrored wall cabinets.

Garden
Having an enclosed lawned rear garden with a paved seating area.

welcome to

St. Aidans Rise,

- Four bedrooms
- Semi-detached property
- Enclosed Lawned garden
- Off street parking
- Access to local amenities

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115031

The Property Ombudsman

Property Ref:
CPK115031 - 0006

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

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