St. Aidans Rise,

william
h brown

welcome to

St. Aidans Rise,

Modern four bedroom semi-detached home with lounge, kitchen/diner, 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
Place 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 Place For People Housing Association 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.

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.

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

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

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: Freehold EPC Rating: C
Council Tax Band: A

offers in the region of

£280,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114916

The Property Ombudsman

Property Ref:
CPK114916 - 0005

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

0114 247 1421

crystalpeaks@williamhbrown.co.uk

Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH

williamhbrown.co.uk

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.