



## 12 Pingle Close, Shireoaks

S81 8QU

**£200,000**

For sale with NO UPWARD CHAIN is this spacious three storey end terraced family home located in the desirable village of Shireoaks. In brief the property comprises; entrance hall, study room, downstairs WC and kitchen to the ground floor. To the first floor is a lounge and bedroom. Further to the second floor is two double bedrooms, Luxury bathroom suite and en suite to the master bedroom. Outside offers a low maintenance rear garden, off road parking and garage. EARLY VIEWING IS ADVISED!

- Town House
- Downstairs WC
- Study Room
- Three Bedrooms
- Village Location
- Two Bathrooms
- Garage
- Off Road Parking
- Selling With No Upward Chain

locating your ideal home



## Ground Floor

### Entrance Hall

With a front facing composite door, stairs leading to the first floor accommodation, central heating radiator.

### Kitchen/Diner

12'4 x 15'6 (3.76m x 4.72m)

With a range of wall and base units, work surfaces incorporating a stainless steel sink and drainer, integrated appliances including dishwasher, fridge and freezer. Double cooking range with cooker hood above, splash back tiles in white, tiled flooring, central heating radiator, rear facing double glazed window and a rear facing UPVC door opening onto the garden.

### Study Room

8'3 x 8'1 (2.51m x 2.46m)

With a front facing double glazed window, power points, central heating radiator.

### Cloakroom

With a low flush w/c, wash hand vanity unit., central heating radiator.

## First Floor-Landing

### Bedroom

12'5 x 8'10 (3.78m x 2.69m)

With front facing double glazed windows, power points, central heating radiator.

### Lounge

12'5 x 15'7 (3.78m x 4.75m)

A well proportioned living room with rear facing double glazed French doors, TV point, power points, central heating radiator.

## Second Floor

### Bedroom

12'1 x 10 (3.68m x 3.05m)

With rear facing double glazed window, power points, central heating radiators, built in wardrobe to one side of the wall, power points and access into the en suite.

### En Suite

A three piece suite comprising of a shower enclosure, pedestal sink, low flush w/c, partly tiled, extractor fan, central heating radiator.

### Bedroom

12'6 x 8'11 (3.81m x 2.72m)

With front facing double glazed windows, power points, central heating radiator.

### Bathroom

A fully tiled Luxury suite comprising of a panelled bath shower over, wash hand basin, low flush w/c, extractor fan.

### External

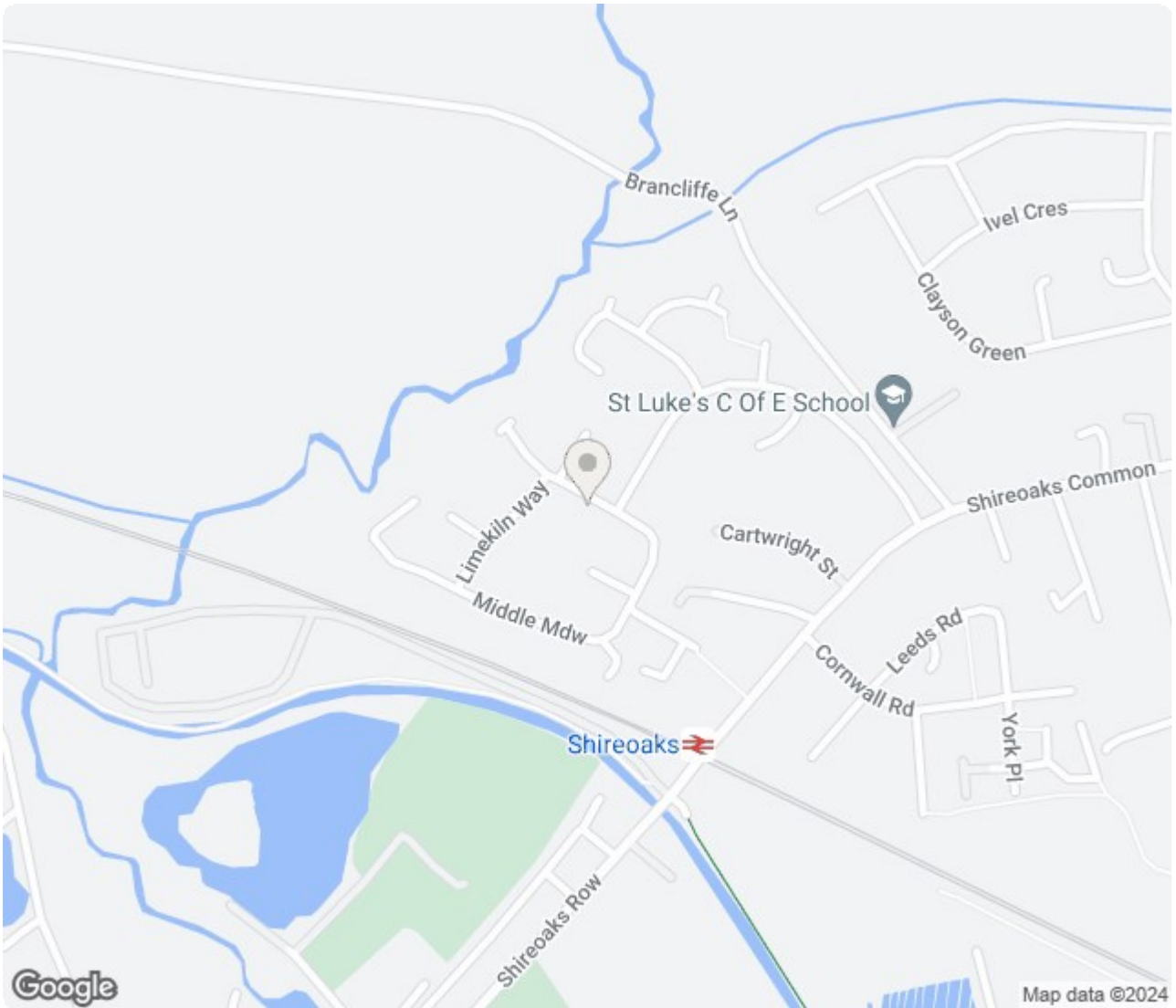
To the outside of the property is an enclosed garden with artificial lawn with mature bushes, palm trees and fencing surround. There is a secured gated access leading to the side of the property, which gives access to the garage and driveway.

### Garage

With up & over door, power and light.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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