



## 12 Swainsea Drive | Pickering YO18 8PR

A detached three bedroom bungalow occupying a pleasant position within this popular residential location on the Western side of Pickering. The accommodation comprises entrance door to kitchen with fitted units, sitting room/dining room, three

bedrooms and shower room. Externally there are gardens to the front and rear, detached garage with driveway and parking. Pickering is an attractive market town offering a good range of local facilities and recreational facilities.

**Guide Price £269,950**



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## UPVC ENTRANCE DOOR LEADS TO

### KITCHEN

12'6" x 9'5" (3.81m x 2.87m)

With a range of fitted base and wall mounted units, integral Lamona electric oven and grill with four ring gas hob over; chrome extractor fan; 1 1/2 bowl sink and drainer, twin built in cupboards, one housing the Worcester gas fired boiler, uPVC double glazed window to the front.

### SITTING ROOM/DINING ROOM

21'7" x 10'4" (6.58m x 3.15m)

Electric fire with stone hearth, surround and

mantlepiece, single radiator, television aerial point, uPVC double glazed windows to the front and side.

### INNER HALL

7'6" x 2'7" (2.29m x 0.79m)

Loft hatch.

### BEDROOM ONE

14'7" x 10'4" (4.45m x 3.15m)

Range of mirrored wall length wardrobes, fitted shelving and dressing table, single radiator, uPVC double glazed window to rear.

### BEDROOM TWO

11'9" x 9'5" (3.58m x 2.87m)

Fitted wardrobes, single radiator, uPVC double glazed window to the rear.



### BEDROOM THREE

9'5" x 5'9" (2.87m x 1.75m)

Single radiator, uPVC double glazed window to the side.

### SHOWER ROOM

6'3" x 5'7" (1.91m x 1.70m)

Corner shower cubicle, low flush w.c, bidet, pedestal wash hand basin, fully tiled walls and floor, double radiator, extractor fan, opaque uPVC double glazed window to the side.

### OUTSIDE

To the outside, the property is approached along a brick set driveway with lawned

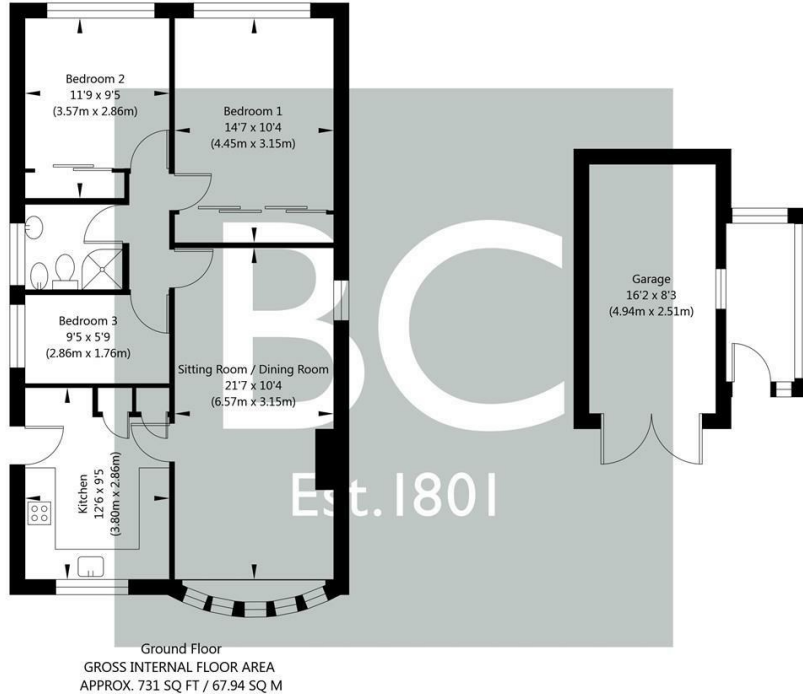
gardens to the front with herbaceous borders. The driveway extends to the side and rear leading to a DETACHED GARAGE 16'4" x 8'3" with double doors to the front and work bench, with monopitch lean-to studio/workshop to the side. The gardens to the rear are lawned with herbaceous borders, pond and timber garden shed with pedestrian access to the eastern elevation.

### SERVICES

Mains water, drainage, electric and gas. Gas fired central heating.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY - (Excluding Garage)  
APPROXIMATE GROSS INTERNAL FLOOR AREA 731 SQ FT / 67.94 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

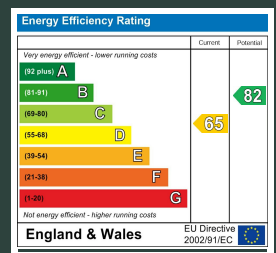
By appointment with the Pickering Office. Tel: 01751 472724.

## COUNCIL TAX BAND

C

## ENERGY PERFORMANCE RATING

D



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**BC**  
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