



Shackleton Road
Crawley, West Sussex RH10 5DE

£375,000

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Astons are delighted to market this three bedroom semi-detached house situated within the popular residential area of Tilgate, located close to local parks, amenities and schools. Inside this property features a light and airy living room, a fitted kitchen, a separate dining room, a fitted shower-room, three good sized bedrooms and a private enclosed garden with side gate access. Additional benefits of this house include upvc double glazed windows and gas central heating. This well loved home is offered to market with no onward chain.

Hallway

Front door opening to hallway which features, radiator, stairs to first floor, access to under stairs cupboard, doors to:

Living Room

Double glazed window to front aspect, radiator, door to:

Dining Room

With double glazed sliding patio door to rear garden, radiator.

Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, fridge-freezer and cooker, stainless steel sink with mixer-tap and drainer, part tiled walls, vinyl floor, access to larder, obscure double glazed patio door, double glazed window to rear aspect.

Landing

With access to loft space and airing cupboard, double glazed windows to side aspect, doors to:

Seperate W/C

With vinyl floor, w/c, obscure double glazed window to side aspect.

Shower-Room

Fitted suite comprising of wash hand basin with under-counter unit, walk in shower with shower unit, part tiled walls, vinyl floor, obscure double glazed window to rear aspect.

Bedroom One

Double glazed window to front aspect, radiator.

Bedroom Two

Double glazed window to rear aspect, radiator.

Bedroom Three

Double glazed window to front aspect, radiator.

To The Rear

With patio area adjacent to property, lawn garden, with access to brick shed that has power, fence enclosed with side gate access.

To The Front

Patio path leading to front door, lawn front garden.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

Disclaimer

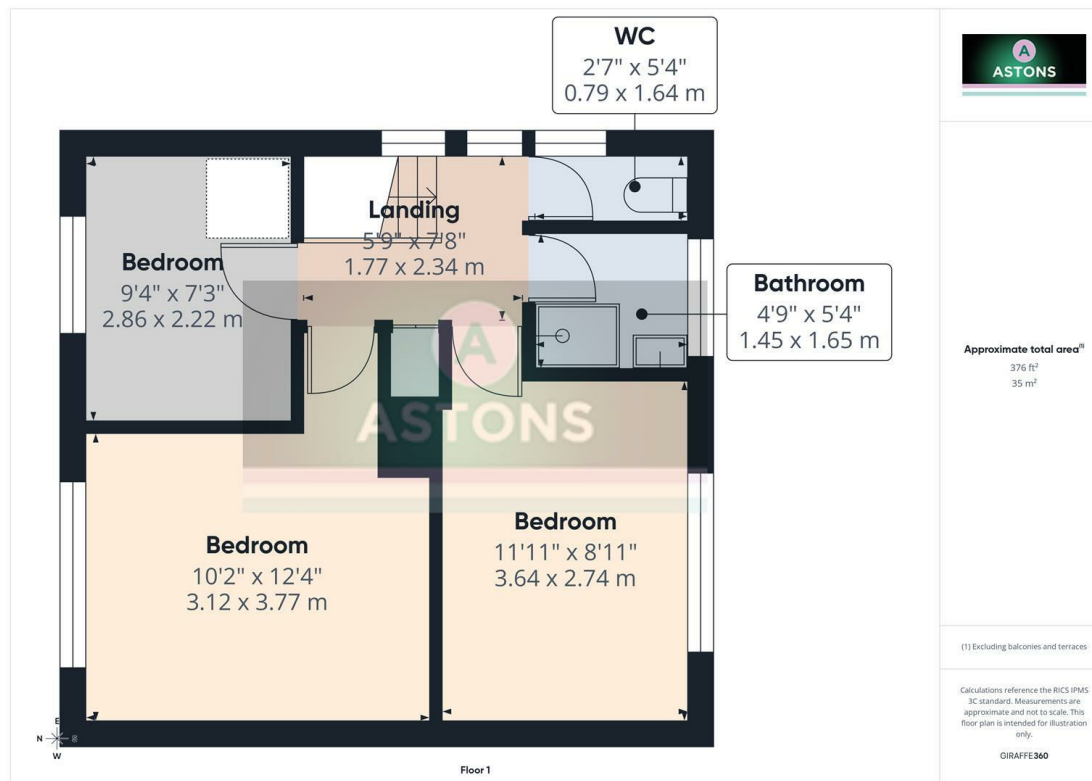
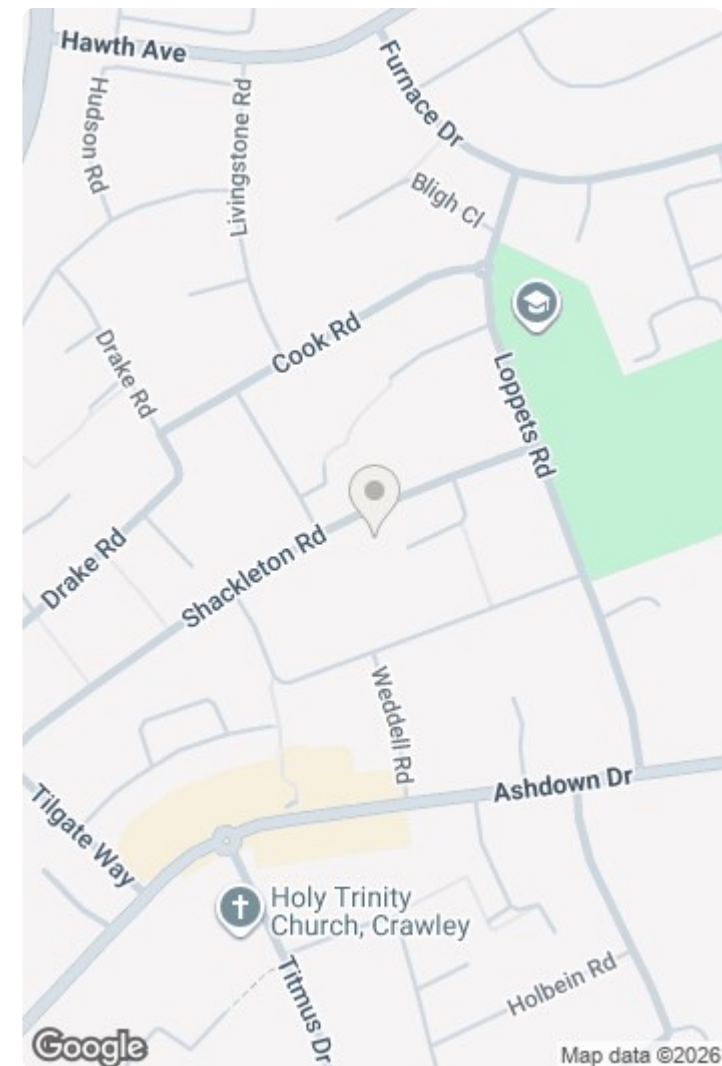
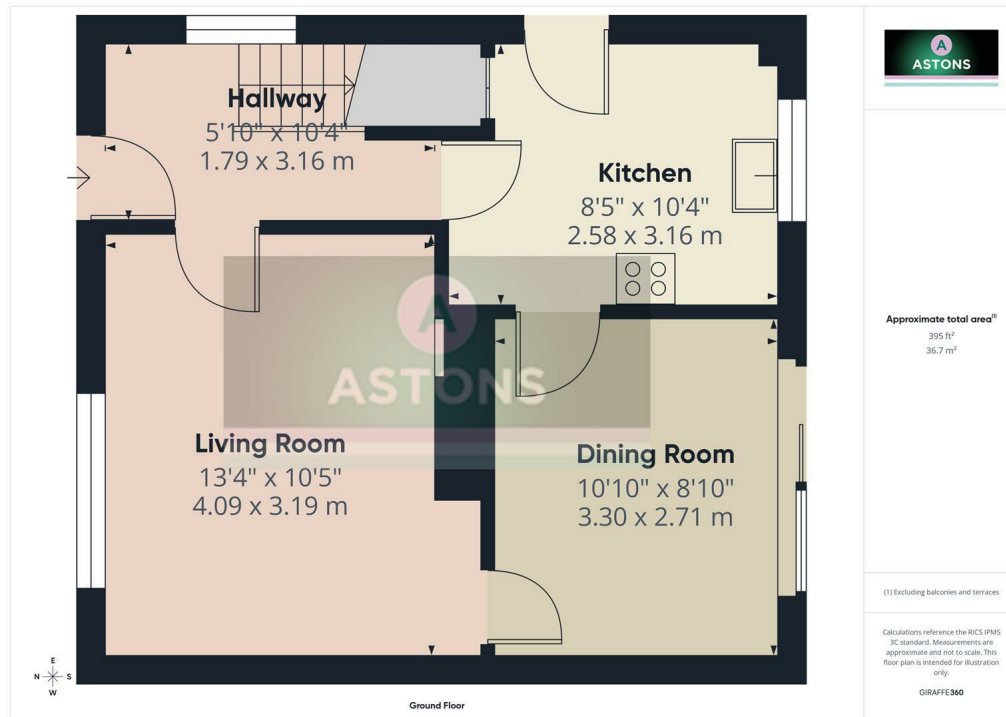
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice. Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.





| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| A (91-95) | | | A (91-95) | | |
| B (81-90) | | | B (81-90) | | |
| C (69-80) | | | C (69-80) | | |
| D (55-68) | | | D (55-68) | | |
| E (49-54) | | | E (49-54) | | |
| F (45-48) | | | F (45-48) | | |
| G (41-44) | | | G (41-44) | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

