



Piper Street, Shirebrook  
Mansfield, NG20 8GH

 **NEWTON  
FALLOWELL**

**Piper Street, Shirebrook  
Mansfield, NG20 8GH  
£215,000 Freehold**

PUBLIC NOTICE : 46 Piper Street, Shirebrook, NG20 8GH. We are acting in the sale of the above property and have received an offer of £220,000

Any interested parties must submit any higher offers in writing to the selling agent before the exchange of contacts takes place. EPC rating -C

This is a great property with a lot to offer in this price range and briefly comprises of the following: Entrance via a double-glazed door unit, inner hallway, lounge, inner hall with stairs rising, downstairs cloakroom/WC, and a kitchen/diner in grey and patio doors onto the rear.

First floor: Galleried landing with loft access and built-in storage cupboard, three light and airy bedrooms, family bathroom, and space for an Ensuite (the existing shower cubicle has been taken out).

Externally: Double driveway, attached garage, gated side access and a rear enclosed garden.

NO UPWARD CHAIN!



## Accommodation

Kitchen/Dining 6196 x 2822 - 20'4" x 9'3"

Lounge 3384 x 4396 - 11'1" x 14'5"

W.C. 1520 x 1010 - 5'0" x 3'4"

Garage 5587 x 2509 - 18'4" x 8'3"

## First Floor

Bedroom 1 3384 x 3253 - 11'1" x 10'8"

En-suite 2427 x 1375 - 8'0" x 4'5"

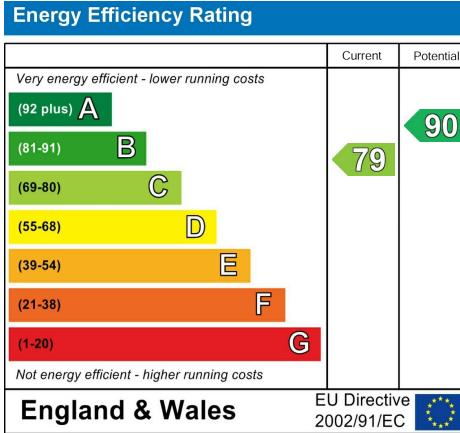
Bedroom 2 2775 x 3782 - 9'1" x 12'5"

Bedroom 3 2822 x 3331 - 9'3" x 10'11"

Bathroom 2719 x 2016 - 8'11" x 6'7"







**COUNCIL TAX INFORMATION:**

Local Authority: Bolsover Council  
Council Tax Band: C

**AGENTS NOTE – DRAFT PARTICULARS:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.

