



CO-OPERATIVE STREET | STANTON HILL | SUTTON-IN-ASHFIELD | NG17 3HB

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**GREAT INVESTMENT OPPORTUNITY!..** This deceptively spacious two bedroom home offers a convenient internal layout with a great amount of space and a vast amount of potential to really create something special once refurbished. Not only that but this home is located in a convenient area of Stanton Hill, within close distance to an array of amenities, bus stops, and the A38- perfect for commuters! This one is great for any potential buyer who loves a project!

#### Lounge

With window to the front elevation and access into;

#### Dining Room

With central heating radiator, window to the rear elevation and access into;

#### Kitchen

With space and plumbing for a fitted kitchen and window to the side elevation.

#### Bathroom

With bath, low flush WC, hand wash basin and opaque window.

#### Landing

With access into;

#### Bedroom One

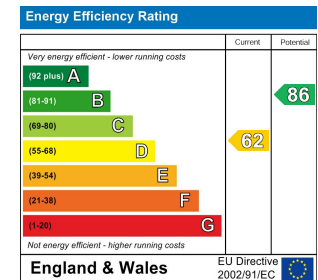
With central heating radiator and window.

#### Bedroom Two

With central heating radiator and window.

#### Outside

Featuring a paved area to the rear with outdoor store.



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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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