



£114,950 Freehold

32 THORESBY CRESCENT | STANTON HILL | SUTTON-IN-ASHFIELD | NG17 3GU

BuckleyBrown
ESTATE AGENTS

CALLING ALL CASH BUYERS ! This is a fantastic three bedroom home which will make a superb property for anyone looking for a home to make their own or for that great investment opportunity.

As you walk through the entrance hallway you will be welcomed into the main living space, which is also of a brilliant size and benefits from double doors leading out onto the garden, making it perfect for entertaining. Just off from here you will find the dining room which leads nicely into a spacious kitchen area which offers so much potential to make it your own.

The first floor landing in-turn provides access to three versatile bedrooms, all of which are of an excellent size and present an opportunity to add your own personal touch, together with a bathroom just off the landing and shower room.

The outside complements this home just as well. There is a driveway to the front elevation which provides off-street parking. To the rear there is a generously sized garden which is mainly laid to lawn.

*Disclaimer -All services/appliances have not and will not be tested.





Entrance Hall

With stairs rising to the first floor.

Lounge

With a window to the front elevation, a central heating radiator and double doors which provide access onto the rear garden. There is also a feature fireplace.

Dining Room

With a window to the front elevation, central heating radiator and feature fireplace. There is an opening into the kitchen.

Kitchen

With sink and drainer set into work surface. With a window to the rear elevation and door which provides access onto the rear garden.

Landing

Doors provide access into;

Bedroom One

With a window the front elevation and a central heating radiator.

Bedroom Two

With a window the front elevation and a central heating radiator. There is also a useful storage cupboard.

Bedroom Three

With a window the rear elevation and a central heating radiator.

Bathroom

Fitted with a three-piece suite comprising low level WC, pedestal hand wash basin and panelled bath. With a window to the rear elevation.



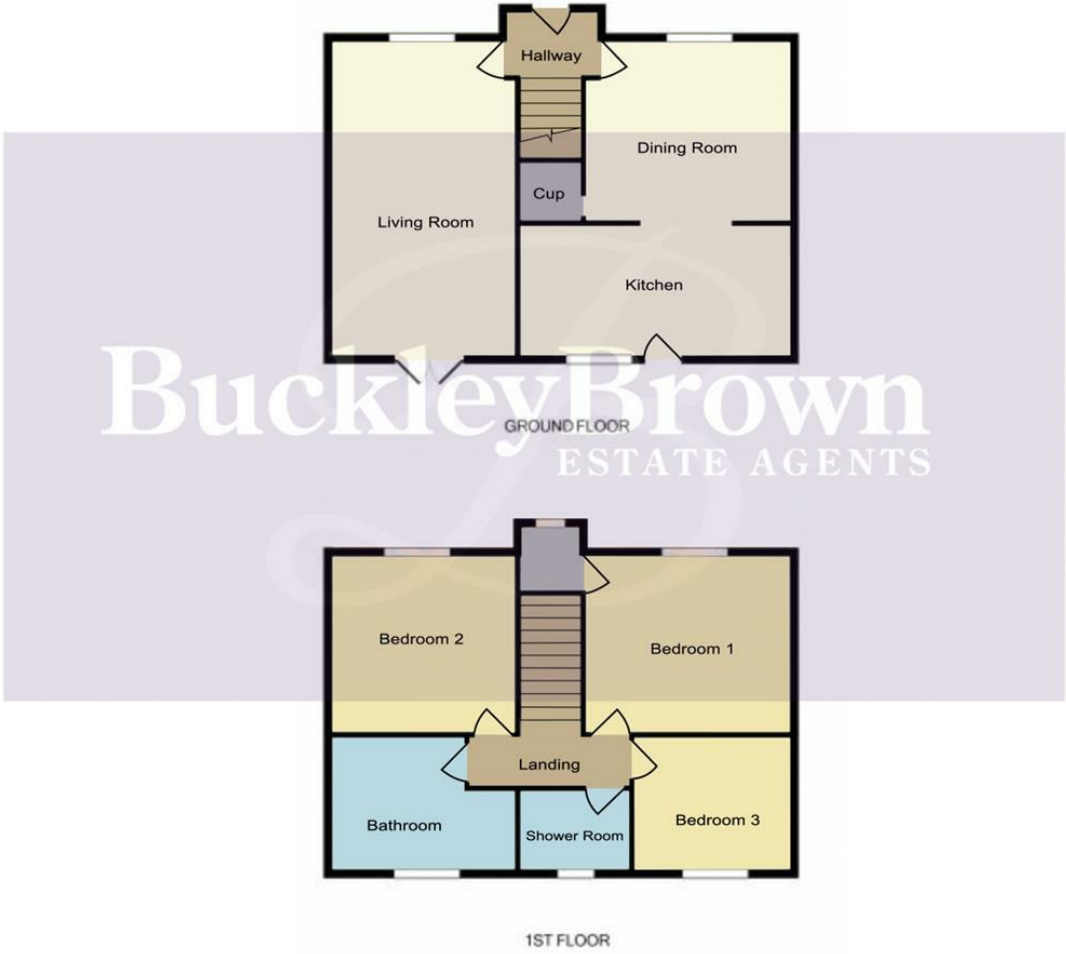
Shower Room

With a low level WC, hand wash basin and shower tray with electric shower. With a window to the rear elevation.

Outside

There is a driveway to the front elevation which provides off-street parking. To the rear there is a generously sized garden which is mainly laid to lawn.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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