



£140,000

HOWARD STREET | | SUTTON-IN-ASHFIELD | NG17 4DD

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU! This three-storey three bedroom home is pleasantly situated in Sutton-In-Ashfield, within close proximity to local shops and amenities. This property boasts multiple reception rooms and convenience all in one. Don't miss this opportunity!

You are firstly welcomed into the living room which is warm and cosy, creating a lovely space to relax and enjoy movie nights. Flowing through to the dining room you will find ample furniture space. The kitchen is just next door and comprises of a range of matching cabinets and all essential appliances for cooking. Completing the ground floor is a porch and three piece shower room for added convenience.

Heading up to the first floor, you will be met with two bedrooms, one of these having the potential for a built in wardrobe.

The second floor leads to the master bedroom with space for furnishings and adding your own homely touches.

Outside provides an enclosed garden, mainly laid to lawn along with a patio seating area and pond. This space is of a brilliant size, perfect for hosting BBQ's in the summer months.

Call now to arrange a viewing!





Living Room 10'11" x 11'11"
Spacious room with a feature fireplace and window to the front elevation.

Dining Room 11'11" x 13'1"
Ample furniture space to enjoy sit down meals.

Kitchen 5'4" x 8'4"
Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the side elevation. With access to a utility.

Porch 2'11" x 5'4"
Giving access to the shower room and outside.

Shower Room 5'4" x 6'7"
Three piece suite comprising of a hand wash basin, low flush WC and shower. With a window to the side elevation.



Landing
With leading access into;

Bedroom Two 10'10" x 11'11"
With carpeted flooring, central heating radiator and a window to the front elevation. Potential for a built in wardrobe.

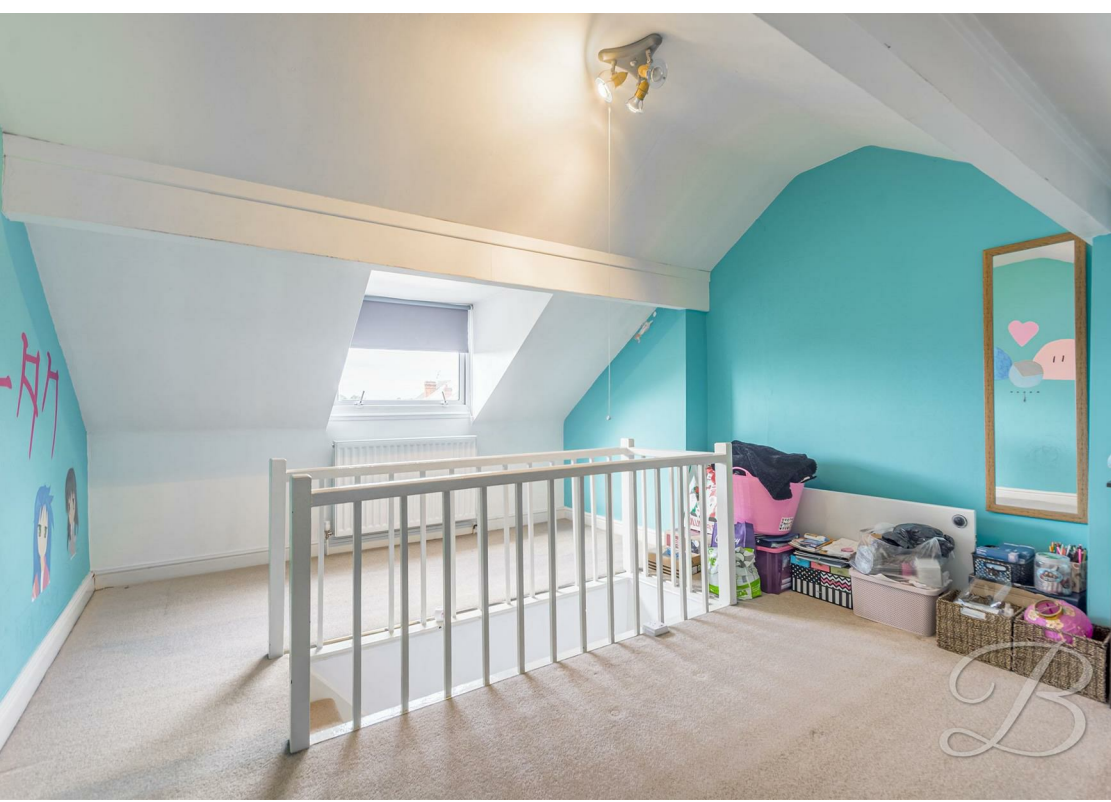
Bedroom Three 10'5" x 11'1"
With carpeted flooring, central heating radiator and a window to the rear elevation. There is also a boiling cupboard found in this room.

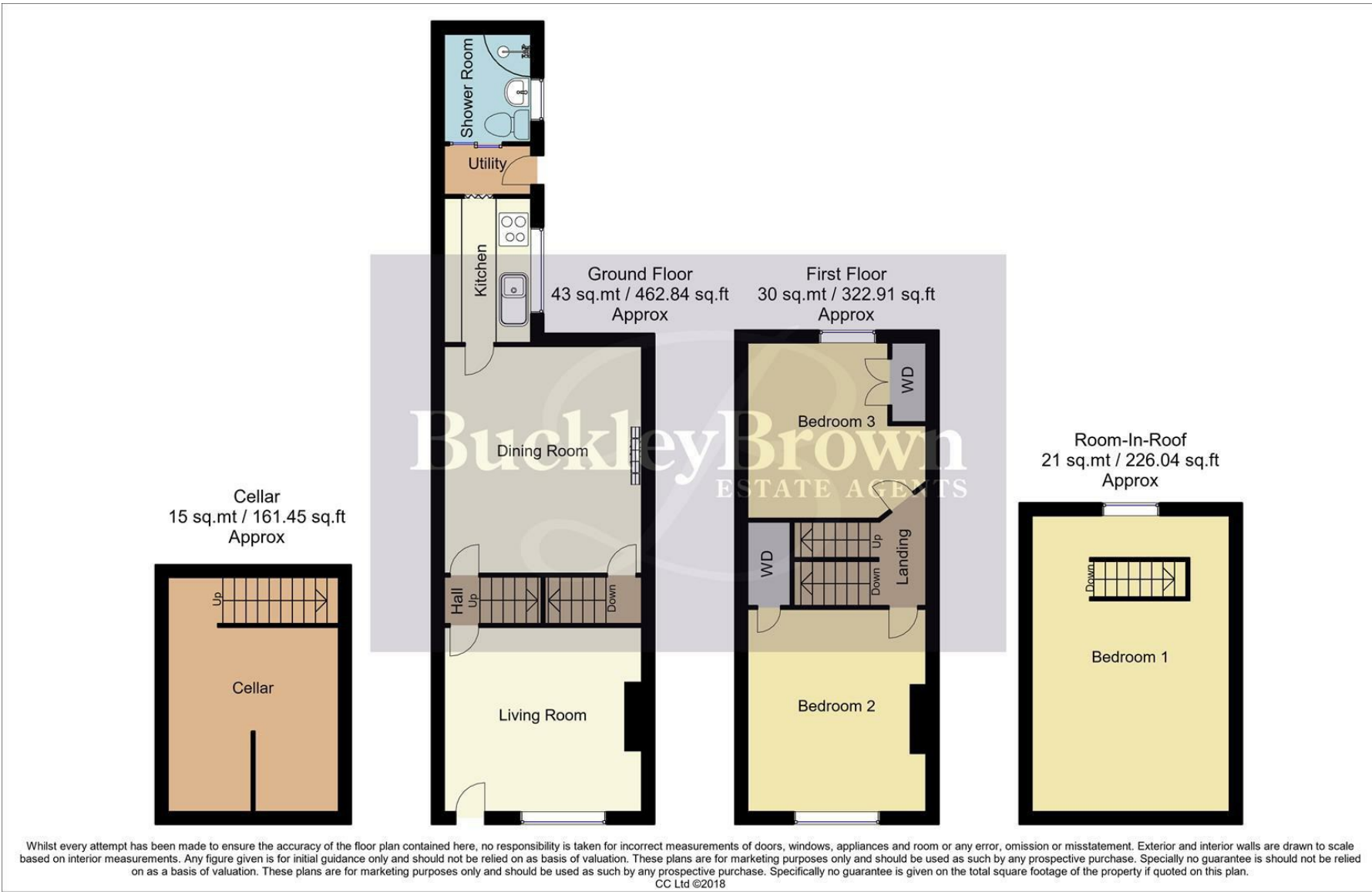
Bedroom One 11'11" x 17'6"
With carpeted flooring, central heating radiator and a window to the rear elevation.

Cellar 10'4" x 14'0"
This is a great storage space.

Outside

With a gate and pathway leading up to the front door. The rear garden is mainly laid to lawn with a patio seating area, pond and fence surround.





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			80
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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