



Offers In The Region Of £170,000

57 UNWIN ROAD | | SUTTON-IN-ASHFIELD | NG17 4HN

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ESTATE AGENTS

*****NO CHAIN*****

Take a look at this wonderful three bedroom mid terraced home which is positioned in the popular area of Sutton-In-Ashfield. The property is close to local amenities, such as schools, nurseries, shops, transport links and green spaces such as Sutton lawn. This property has been neutrally decorated throughout in a style that offers an ideal blank canvas to potential buyers, allowing for easy personalisation to suit individual tastes. Lets take a look inside...

Upon entry, you will be greeted by a bright and airy hallway, which leads to a convenient WC. The living room is a comfortable, neutral space offering a relaxing atmosphere, ideal for both everyday living and entertaining. The kitchen is complete with an array of matching cabinetry with ample worktop space and integrated appliances. This area doubles as a dining space, creating an open-plan environment which is perfect for family meals or gatherings. This layout allows for easy movement between the kitchen and dining areas, making it a practical and inviting space.

Heading upstairs, you will be welcomed with three generously sized bedrooms. These rooms are designed for comfort and privacy, with windows offering natural light. The master bedroom has the benefit of its own en-suite facility, providing extra seclusion and ease. Just off the landing you will find the main bathroom, which is complete with a modern three piece suite including a bathtub.

The property is enhanced by a sturdy metal fence surrounding the front, offering both security and kerb appeal. The garden is designed for easy maintenance, featuring artificial grass that stays green all year-round. A charming patio seating area which provides the perfect spot for outdoor relaxation, and the entire space is enclosed with a fence, ensuring extra privacy and a tranquil atmosphere. Additionally, there are two allocated parking spaces one of which provides a disabled parking space.

Call today to book a viewing!





Entrance Hall

With carpeted flooring, stairs rising to the first floor and doors providing access into:

Kitchen/Dining Room 11'7" x 9'8"

Complete with a range of matching cabinetry with ample worktop space and an inset sink and drainer. There are a range of integrated appliances which include an oven, and a gas hob with a chrome extractor hood over. The kitchen also lends itself nicely as a dining area, as there is space for a dining table and chairs.

Living Room 16'0" x 8'9"

Laid with carpeted flooring, central heating radiator and window to the front and side elevation.

WC

Complete with a low flush WC and hand wash basin. With carpeted flooring, central heating radiator and window to side elevation.

Landing

Doors provide access into:

Bedroom One 16'0" x 9'4"

With carpeted flooring, central heating radiator and windows to the front and side elevation. This room has the benefit of its own en-suite facility.

En-suite

Complete with a three piece suite, including a walk in shower, low flush WC and hand wash basin.



Bedroom Two 11'7" x 6'10"

With carpeted flooring, central heating radiator and window to front elevation. This room has the benefit of its built in storage cupboard.

Bedroom Three 9'3" x 7'2"

With carpeted flooring, central heating radiator and window to the rear elevation.

Bathroom

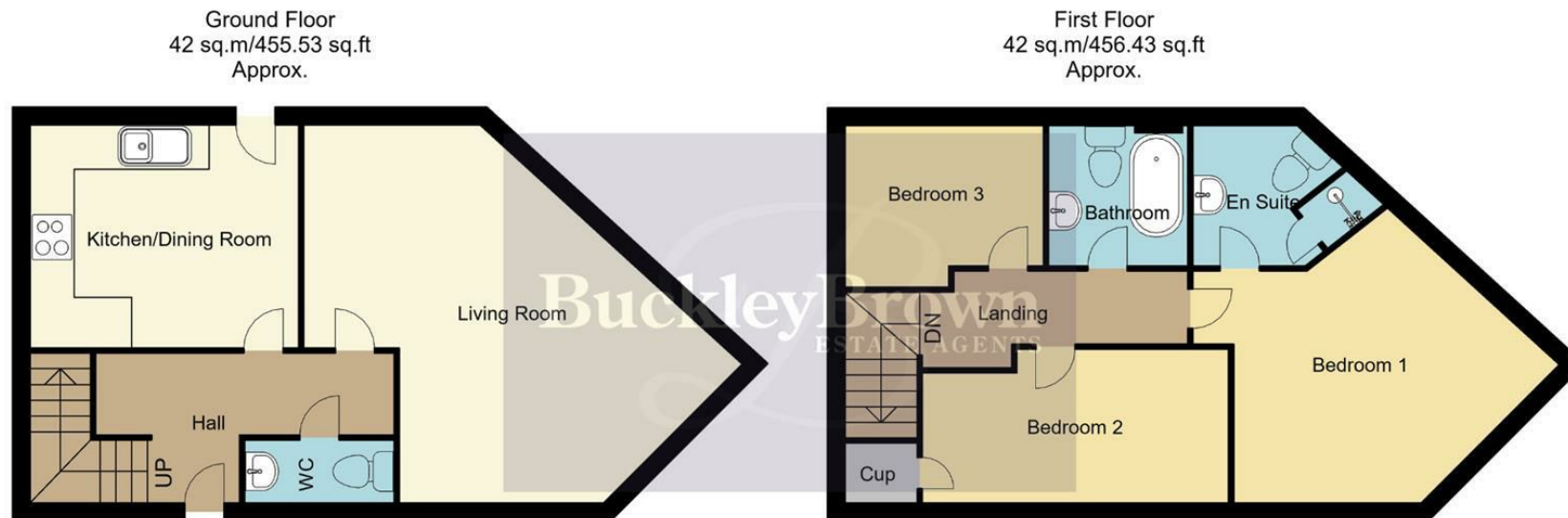
Complete with a three piece suite including a bath, low flush WC and hand wash basin.

Outside

Low maintenance frontage with a metal fencing surround. The rear garden is enclosed and also provides the convenience of being low-maintenance,

with artificial grass and a patio seating area.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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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		89
(81-91) B		
(69-80) C	78	
(55-68) D		
(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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