



8 Stoneyford Road
Sutton-In-Ashfield, Nottinghamshire NG17 4DB
£115,000

- A THREE BEDROOM TERRACED HOUSE, FOR SALE WITH NO UPWARD CHAIN
- LOUNGE, FITTED BREAKFAST KITCHEN (BUILT IN OVEN AND HOB) AND UTILITY ROOM
- ON STREET PARKING TO THE FRONT AND ENCLOSED REAR GARDEN WITH LAWN AND PATIO
- ACCESS FROM SUTTON-IN-ASHFIELD, VIA THE A38, TO JUNCTION 28 OF THE M1 MOTORWAY
- THE ACCOMMODATION INCLUDES GAS HEATING AND UPVC DOUBLE GLAZING
- THREE BEDROOMS AND BATHROOM WITH WHITE THREE PIECE SUITE
- LOCATED CLOSE TO LOCAL AMENITIES, INCLUDING SHOPS, SUPERMARKETS AND SCHOOLS
- POTENTIAL RENTAL INCOME OF BETWEEN £700-750PCM, RETURNING 7.3-7.8%

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

Leave Sutton along Priestsic Road to the traffic light junction with Stoneyford Road. Turn left and continue past Quarrydale school and out towards Stanton Hill where the property is located on the left hand side identified by our For Sale board.

ACCOMMODATION COMPRISES:

Part glazed UPVC entrance door into:

LOUNGE

11'9" x 11'3" (3.6m x 3.44m)

Laminate floor, radiator, UPVC double glazed window over front, wooden fire surround and marble hearth with gas fire (NB, the gas fire has been disconnected), cupboard housing gas and electricity meters and through inner lobby to:

BREAKFAST KITCHEN

11'8" x 11'3" (3.57m x 3.44m)

A variety of wall and base units in beech with granite effect roll edge worktops, built in stainless steel electric oven and gas hob with stainless steel extractor hood above, stainless steel sink with drainer and mixer tap, UPVC double glazed window over rear aspect, door off to cellar, vinyl floor and through to:

UTILITY ROOM

6'7" x 6'1" (2.03m x 1.86m)

Wall unit and granite effect roll edge worktop with plumbing for automatic washing machine below, wall mounted combi boiler, vinyl floor, UPVC double glazed window and part glazed opaque door to rear.

FIRST FLOOR.

LANDING.

BEDROOM TWO

11'10" x 11'9" (3.61m x 3.59m)

Fitted carpet, radiator, UPVC double glazed window over front aspect.



BEDROOM THREE

8'9" x 6'1" (2.67m x 1.87m)

Laminate floor, radiator, UPVC double glazed window over rear and built in storage cupboard.



BATHROOM

5'11" x 5'6" (1.82m x 1.69m)

White three piece suite comprising bath with shower over, shower screen, W/C. sink and pedestal, radiator, opaque UPVC double glazed window, laminate floor and white ceramic tiles to the walls.



SECOND FLOOR.

BEDROOM ONE

13'7" maximum x 10'6" (4.16m maximum x 3.22m)

Fitted carpet, radiator, Velux window, storage cupboard into eaves.



OUTSIDE

There is On street parking to the front. To the rear is an enclosed garden with lawn, paved area, gravelled planting area and access to the front for bins etc via 6 Stoneyford Road.

The property is in council tax band A.

MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5632/20/03/2024.

