



10 Dalestorth Street
Sutton-In-Ashfield, Nottinghamshire NG17 4EX
Offers Over £70,000

- A ONE BEDROOMED MID TERRACE, FOR SALE WITH NO UPWARD CHAIN
- WE ARE NOT AWARE OF ANY SPECIFIC ISSUES BUT ARE SEEKING CASH BUYERS ONLY
- HALLWAY, LOUNGE/DINING ROOM AND FITTED KITCHEN WITH UNDER STAIR STORAGE
- BATHROOM WITH THREE-PIECE SUITE, WHICH COULD BECOME THE SECOND BEDROOM
- ENCLOSED GARDEN AREA TO THE REAR AND CLOSE TO THE AMENITIES WITHIN SUTTON
- IN NEED OF UPGRADING AND MODERNISATION AND A CHANGE TO THE LAYOUT
- INCLUDES COMBINATION BOILER (CONDITION UNKNOWN) AND DOUBLE GLAZING
- DOUBLE BEDROOM TO THE FRONT WITH WALK IN WARDROBE (POTENTIAL BATHROOM)
- ATTIC ROOM/POSSIBLE BEDROOM, SUBJECT TO BUILDING REGULATION APPROVAL
- GOOD TRANSPORT LINKS, CONNECTING WITH BOTH THE A38 AND M1 MOTORWAY

VIEWING:

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

DIRECTIONS:

From Mansfield, travel along Sutton Road, which then becomes Mansfield Road. Turn right onto Skegby Road and left at the end of here onto Dalestorth Street. The property is towards the end of here on the left-hand side.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Radiator. Stairs rising to the first floor.

LOUNGE/DINING ROOM

11'3 x 10'5 and 12'1 x 10'10 (3.43m x 3.18m and 3.68m x 3.30m)

UPVC double glazed bow window to the front. Radiator. Brick fireplace and plinths, marble hearth and insert. Cupboard housing the electric meter and fuses. Dividing archway. Additional UPVC window to the rear. Second radiator.

KITCHEN

7'10 x 6'9 (2.39m x 2.06m)

With base and eye level units, work surfaces and single sink unit and drainer. Wall mounted combination boiler (not tested and no current gas safety record). UPVC back door and UPVC rear aspect. Under stair storage.

FIRST FLOOR

LANDING

UPVC rear aspect. Stairs to the attic space.

BEDROOM ONE

13'9 x 11' (4.19m x 3.35m)

UPVC double glazed front elevation. Radiator.



WALK IN WARDROBE

8'8 x 5'1 (2.64m x 1.55m)

Radiator. Currently accessed from the main bedroom, although potentially large enough to be the main shower room.

BATHROOM

8'9 x 6'6 (2.67m x 1.98m)

Comprising bath, wash hand basin and WC. UPVC obscure glaze. Radiator. Built in cupboard. This could be the second bedroom.



SECOND FLOOR

ATTIC ROOM

12'8 x 11'3 (3.86m x 3.43m)

Attic room – 12'8 x 11'3. Currently not suitable to be classed as a bedroom. Sky light. Radiator.



OUTSIDE

There is a small frontage to the property. To the rear, there is a hardstanding area of garden.

The property is in council tax band A (Ashfield District Council).

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.

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.

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. MA5843/31.10.2025

