



# **lighthouse**

**estate agents**



**95 Burn Street, Sutton-In-Ashfield, NG17 4LL**

**Offers In The Region Of £167,995**

Lighthouse Estate Agents are pleased to offer a wonderful semi-detached house on Burn Street offers a perfect blend of comfort and convenience, with two well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a welcoming entrance hall, reception lounge, kitchen, downstairs shower room, a lovely conservatory extends the living space, allowing for an abundance of natural light and a serene spot to enjoy your morning coffee or unwind with a good book.

Three generous sized bedrooms and a family bathroom.

Outside, the enclosed garden presents a private oasis, perfect for children to play or for hosting summer barbecues with friends and family. The property is situated on a quiet street, providing a peaceful environment while still being conveniently located near local amenities.

If you are looking for a comfortable and inviting home in a friendly neighbourhood, this semi-detached house on Burn Street is certainly worth considering. No Upward Chain.



**Entrance Hall 13'10" x 7'6" (4.22 x 2.30)**



**Downstairs Shower Room 7'1" x 4'0" (2.16 x 1.22)**



**Reception Lounge 17'0" x 10'0" (5.20 x 3.05)**



**First Floor Landing 12'0" x 7'0" (3.66 x 2.15)**



**Kitchen Diner 9'6" x 9'10" (2.90 x 3.00)**



**Bedroom One 17'0" x 12'5" (5.20 x 3.81)**



**Conservatory 9'5" x 9'1" (2.89 x 2.77)**



**Bedroom Two 9'8" x 13'3" (2.97 x 4.04)**



Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

**Family Bathroom 6'3" x 7'1" (1.91 x 2.16)**



Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

**Enclosed Rear Garden**

**Front Driveway**

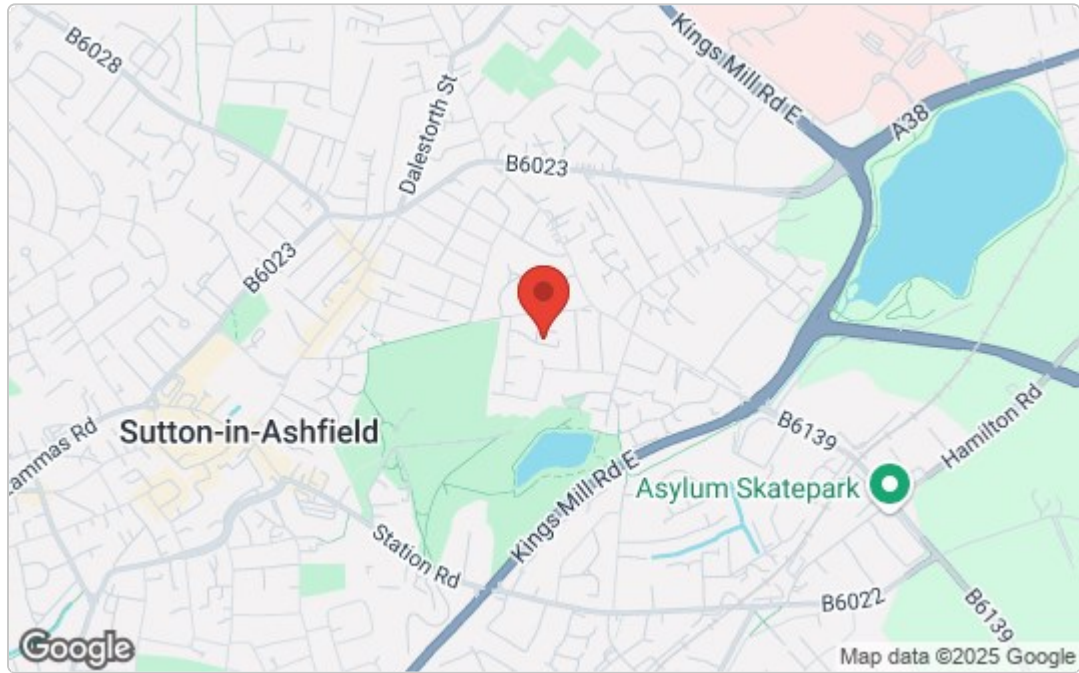


**Agents Disclaimer**



Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

