



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)



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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



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Energy Efficiency Graph

