



# **lighthouse**

estate agents



**13 Elder Street, Kirkby In Ashfield, NG17 8GD**

**Offers In The Region Of £225,000**

Lighthouse Estate Agents are pleased to offer this is a superb three bedroomed semi-detached house featuring stylish and well thought out interiors, impressively proportioned bedrooms and a wonderful private garden. The property comprises of a welcoming entrance hall, sleek modern fitted kitchen, reception lounge offering rear garden views, a dining room, a downstairs W.C., three generous sized bedrooms and a family bathroom. The property further benefits from Upvc double glazing throughout, gas central heating and off- street parking for a number of vehicles.

Elder Street offers easy access to many major road links including the A38 and is moments from many local shops, a good school catchment and other amenities.



Entrance Hall 6'5" x 14'0" (1.95 x 4.26)



Downstairs WC 2'7" x 5'6" (0.80 x 1.68)



Dining Room 10'4" x 10'9" (3.15 x 3.27)



First Floor Landing 7'10" x 6'11" (2.38 x 2.11)



Reception Lounge 11'11" x 15'0" (3.63 x 4.58)



Kitchen 6'2" x 9'8" (1.87 x 2.95)

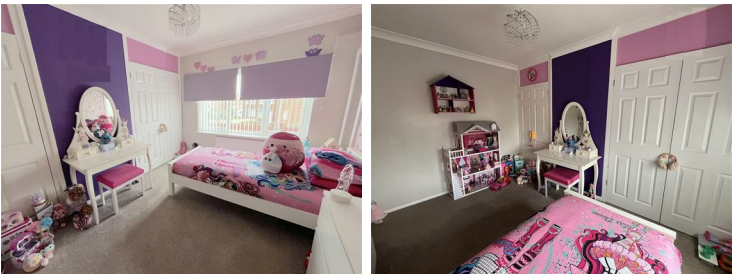


Bedroom One 11'4" 10'7" (3.45 3.23)

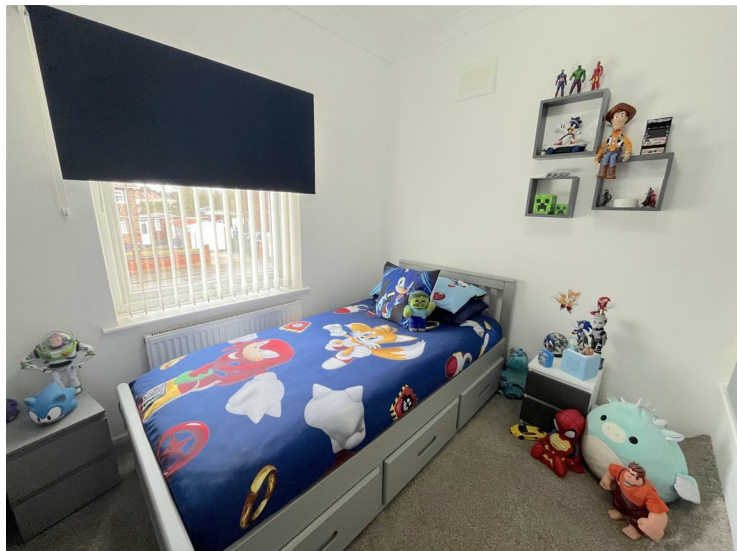


Utility Room 8'4" x 3'3" (2.55 x 0.98)

Bedroom Two 10'0" x 12'6" (3.06 x 3.81)



### Bedroom Three 8'4" x 7'11" (2.53 x 2.42)



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.

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.

### Bathroom



### Enclosed Rear Garden



### Agents Disclaimer

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



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

