



3a Edward Street, Kirkby-in-Ashfield NG17 7JQ

Offers In The Region Of £120,000

Move straight into this nicely appointed semi detached family home that has plenty of outdoor space and off street parking. Now vacant and early possession available.

- LOUNGE PLUS DINING ROOM
- MODERN KITCHEN
- UTILITY ROOM
- LARGE LEVEL GARDEN
- CONVENIENT LOCATION

DESCRIPTION AND SITUATION

The sale of this traditional semi detached home will be of immediate interest to the first time buyer, working couple, second time mover or Buy to Let Investor.

The property is nicely appointed and new floor coverings have been laid to several rooms. The property provides a good sized living accommodation with two separate reception rooms complemented by two double bedrooms. The kitchen features modern fittings and there is a useful separate utility room.

The property enjoys easy access into Kirkby in Ashfield town centre with all of its facilities and is also well placed for fast access to the A38 which, in turn, leads to Mansfield and Junction 28 of the M1 motorway.

The property is now vacant. As such, early possession is readily available since there will be no "chain" forming above. Offered at a competitive price, we have no hesitation in recommending an early inspection.

ACCOMMODATION

The accommodation with approximate room sizes may be more fully described as follows:

Double glazed UPVC storm door giving access to:-

ENTRANCE HALL

With staircase leading to the first floor accommodation, a large understairs storage cupboard with central heating radiator.

LOUNGE 13'0" x 12'0" (3.98 x 3.68)

Electric focal fire, double glazed window and central heating radiator.



DINING ROOM 11'6" x 10'11" (3.51 x 3.35)

Double glazed window and central heating radiator.

Opening to:-



KITCHEN 10'11" x 8'6" (3.34 x 2.6)

Equipped with modern base and wall mounted storage cupboards including stainless steel single drainer sink unit, four ring gas hob/oven with extractor fan above, ceramic floor tiling. Double glazed window. Central heating radiator.

**REAR ENTRANCE VESTIBULE**

With ceramic floor tiles and UPVC door to rear gardens.

UTILITY ROOM 8'7" x 6'11" (2.64 x 2.13)

With fitted working surface with plumbing for washer beneath. Central heating radiator.

HALF LANDING

With double glazed window and central heating radiator.

FIRST FLOOR:**LANDING**

In built storage cupboard, modern mock panelled doors to all rooms.

BEDROOM 13'1" x 12'0" (3.99 x 3.67)

With double glazed window and central heating radiator.



BEDROOM 11'7" x 11'0" (3.54 x 3.37)

With double glazed window and central heating radiator.

**BATHROOM/WC 8'6" x 11'0" (2.61 x 3.36)**

Equipped with modern suite in white comprising a bath with plumbed in shower and screen above, wash hand basin, WC. Ceramic floor tiling. Double glazed window, central heating radiator, cupboard containing the Baxi gas boiler.



OUTSIDE

There is a forecourt garden. A brick paved driveway provides ample off street parking and gives access to a detached timber garage at the rear. At the rear of the property, there is an attached brick built WC and store plus further detached brick built store. The rear gardens are mainly laid to lawn along with a paved yard and offer plenty of external space for the family to enjoy.

**TENURE**

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure by the sole selling agents.

