



Short Street
Sutton-In-Ashfield



Short Street Sutton-In-Ashfield NG17 4GD

for sale offers over
£110,000



Property Description

This is the perfect opportunity for a first time buy! Located in the heart of Sutton-In-Ashfield you will be just 10 minutes walk away from the town centre along with a few minutes walk from Sutton Lawn. The property also sits near great road links with easy access to junction 28.

A viewing is recommended to appreciate this property in full but briefly comprises of; reception lounge, dining room and kitchen to the ground floor. The first floor then offers a double bedroom, single bedroom and four piece bathroom suite along with a further double bedroom to the second floor.

Externally the property has it own enclosed and secure garden with gated access and outhouse. Call today to arrange your viewing!

Lounge

10' 6" x 12' 5" into chimney breast (3.20m x 3.78m into chimney breast)

UPVC double glazed window to the front elevation, laminate flooring, radiator and door leading to the front.

Dining Room

12' 6" x 12' 5" Into chimney breast (3.81m x 3.78m Into chimney breast)

Having UPVC double glazed window to the rear elevation, laminate flooring, a radiator and storage cupboard.

Kitchen

12' 11" x 7' Plus door recess (3.94m x 2.13m Plus door recess)

Fitted with matching wall and base units with work surface incorporating stainless steel sink and drainer, integrated electric cooker, gas hob and cooker hood over, partly tiled splashbacks, vinyl flooring, plumbing for washing machine, a radiator, UPVC double glazed window to the side elevation and door leading to the rear garden.

First Floor Landing

Having carpet flooring, a radiator, storage cupboard and access to the second floor.

Bedroom One

11' 2" x 15' 6" Into chimney breast (3.40m x 4.72m
Into chimney breast)

Having two UPVC double glaze windows to the front elevation, carpet flooring, a radiator and storage cupboard.

Bedroom Three

7' 2" Into recess x 8' 2" (2.18m Into recess x 2.49m)

Having UPVC double glazed window to the side elevation, carpet flooring and a radiator.

Bathroom

Fitted with a bath, shower cubicle with electric shower and tiled splashbacks, pedestal wash hand basin with mixer tap, vinyl flooring, a radiator, extractor fan, low level W.C, partly tiled splashbacks and UPVC double glazed opaque window to the rear elevation.

Second Floor

Bedroom Two

12' 7" Max x 15' 2" Max (3.84m Max x 4.62m Max)

Having UPVC double glazed window to the side elevation, carpet flooring and a radiator.

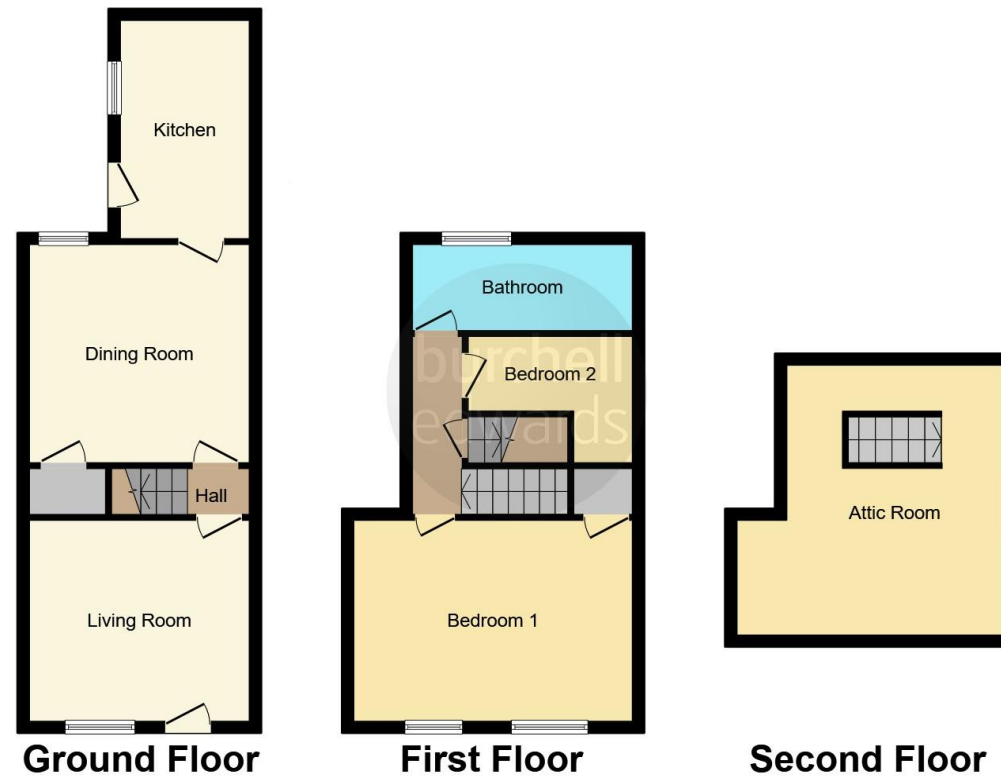
Rear

The rear garden has gated access with wall and fenced boundaries and outhouse storage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
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EPC Rating: E

Tenure: Freehold

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Property Ref: MFD208491 - 0001