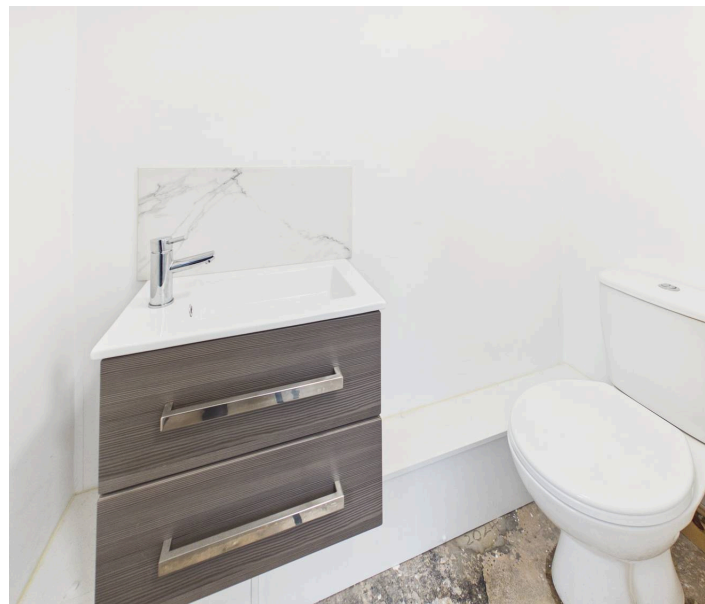




150 Kirkby Road, Sutton-In-Ashfield - NG17 1GP

Guide Price £160,000





150 Kirkby Road

Sutton-In-Ashfield, Sutton-In-Ashfield

Extended end-terrace house with lots of potential - ideally positioned for access to Sutton-in-Ashfield's amenities and transport links. Lounge, dining kitchen, 2 beds and loft plus a generous garden.

Council Tax band: A

Tenure: Freehold

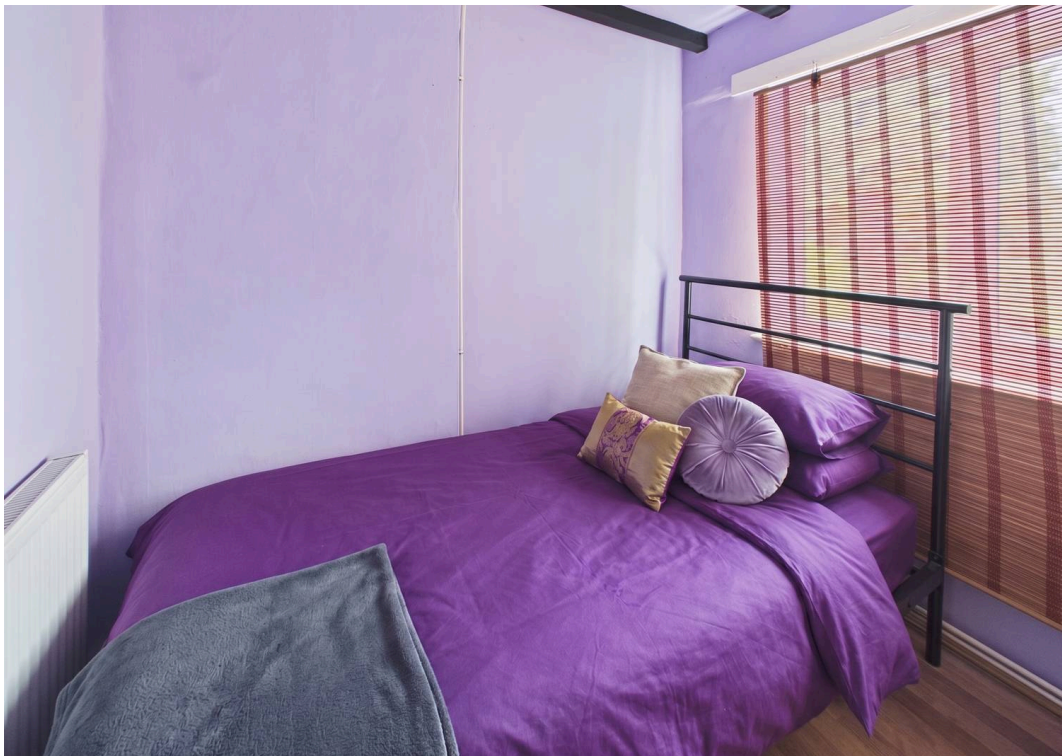
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Characterful and extended end-terrace house with lots of potential
- Within easy reach of nearby transport links and Sutton-in-Ashfield's amenities
- A wealth of upgrades under the current ownership (including heating, rendering and roofing works)
- Good-sized lounge with a feature open fire
- Kitchen with space for freestanding appliances and casual dining
- Ground floor extension provides a convenient WC/rear lobby
- Two first floor bedrooms
- First floor three-piece shower room
- Loft space with staircase access
- Generous rear garden with established trees

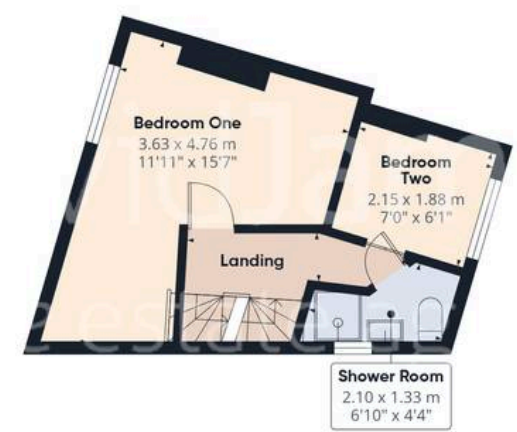


Virtually
Furnished





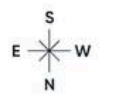
Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
65.7 m ²
707 ft ²
Reduced headroom
2.1 m ²
22 ft ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.