



Offers Over £170,000 Freehold

9 LINDLEY AVENUE | | SUTTON-IN-ASHFIELD | NG17 2SY

**BuckleyBrown**  
ESTATE AGENTS

**MAKE IT YOUR OWN.** Located on the charming Lindley Avenue in Sutton-in-Ashfield, this delightful semi detached house is a blank canvas, ready for you to add your own touches and create a home that reflects your style. The location is ideal for families and professionals alike, providing easy access to local amenities, schools, and transport links, making it a convenient choice for everyday life.

Upon entering the property, you are welcomed by a spacious porch that leads into a bright and inviting living room. This area is perfect for relaxation and entertaining guests. Adjacent to the living room, the dining room and kitchen create a wonderful open-plan space, ideal for family meals and gatherings. The ground floor also features a convenient WC, adding to the practicality of the home.

Moving to the first floor, you will find three well-proportioned bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom is also located on this level, equipped with fixtures ready for your personal touch.

Outside, the property boasts a manageable garden space, perfect for enjoying the fresh air or hosting summer barbecues. The outdoor area provides a lovely setting for children to play or for adults to unwind after a long day. This property on Lindley Avenue is a wonderful opportunity for those seeking a home they can truly make their own in a welcoming neighbourhood.





**Porch**  
With leading access into;

**WC 3'0" x 5'4"**  
Fitted with a low flush wc, hand wash basin and a window to the front elevation.

**Living Room 16'0" x 14'11"**  
Spacious reception room with carpeted flooring, central heating radiator, storage cupboard under the stairs, window to the front and access to the stairs ascending to the first floor. Fitted with double doors opening to the dining area - great for entertaining.

**Kitchen/Dining Room 16'5" x 7'6"**  
Open plan layout complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances,

decorative splashback tiles and a window to the rear elevation. Ample space for your desired dining furniture, complemented by french doors opening to the rear garden.

**Landing**  
Fitted storage cupboard and leading access into;

**Bedroom One 14'7" x 9'3"**  
Carpeted flooring, central heating radiator, built in wardrobes and windows to the front elevation.

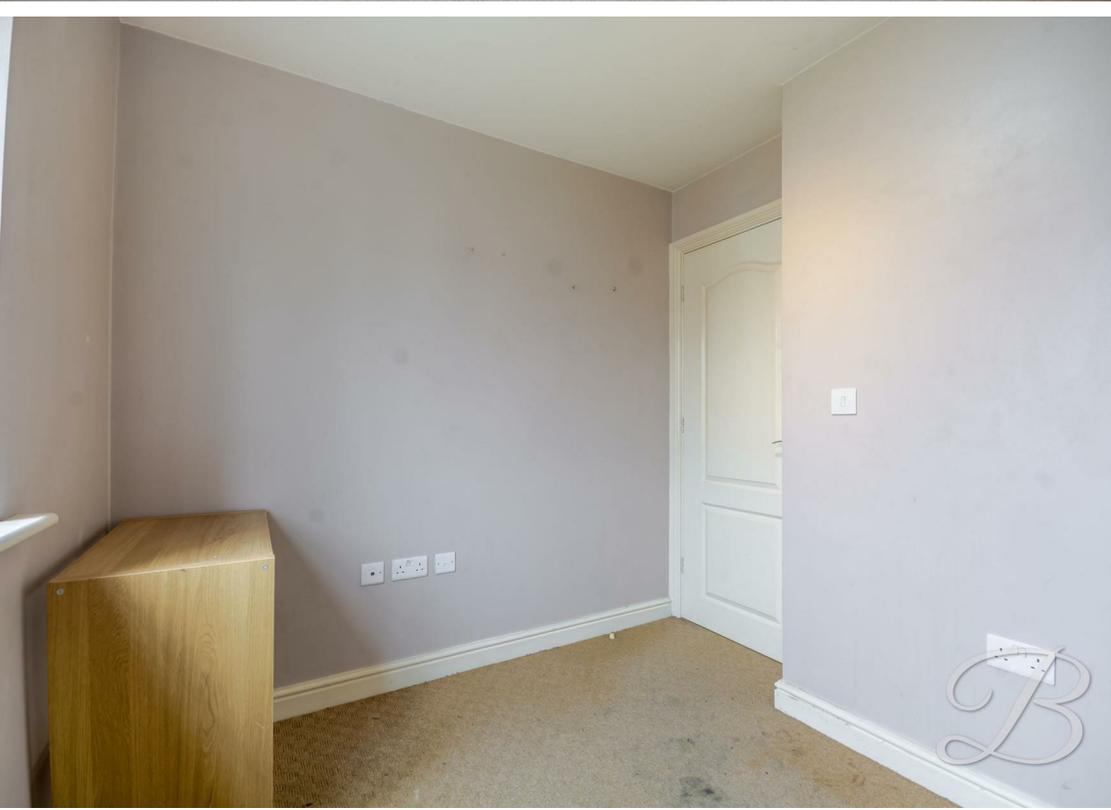
**Bedroom Two 8'9" x 6'11"**  
Carpeted flooring, central heating radiator and a window to the rear elevation.

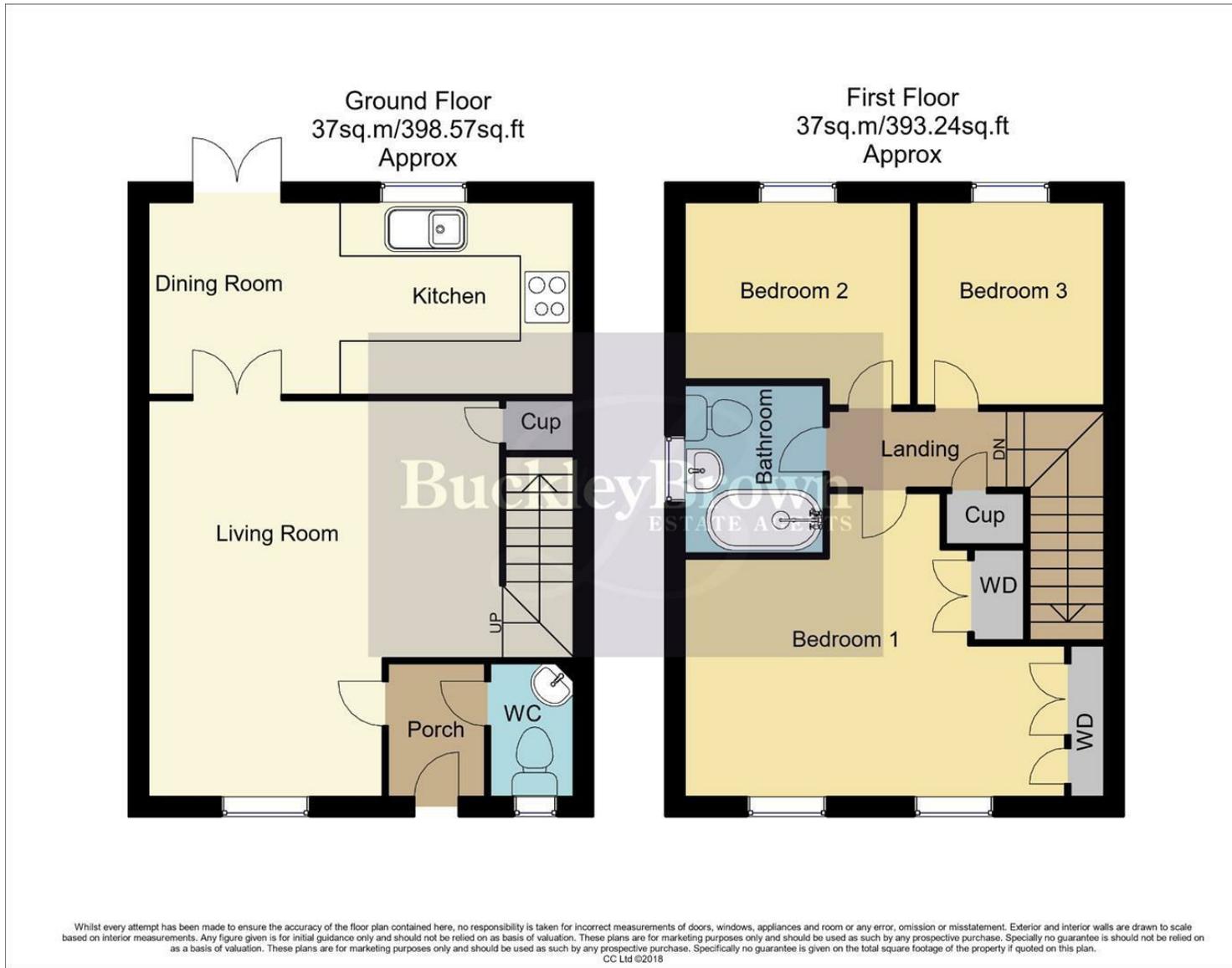
**Bedroom Three 7'4" x 7'10"**  
Carpeted flooring, central heating radiator and a window to the rear elevation.



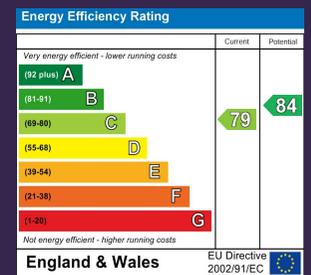
**Bathroom 5'6" x 6'4"**  
Neutral three piece suite comprising of a hand wash basin, low flush wc and a bath with an overhead shower for added convenience. Fitted with a window to the side elevation.

**Outside**  
Low maintenance frontage with a well kept lawn, pathway leading to the front door and a long private driveway. The rear garden is mainly laid to lawn with a patio seating area and fence surround.





**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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