



34 Phoenix Street, Sutton-In-Ashfield - NG17 4HL

Guide Price £160,000



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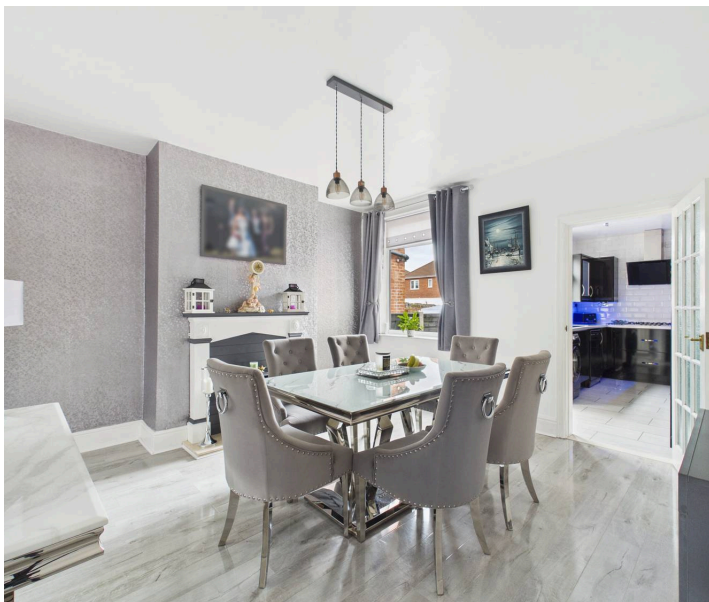
Sutton-In-Ashfield, Sutton-In-Ashfield

NO CHAIN! Well-presented 3 bed semi-detached family home with local amenities and transport links nearby! 2 receptions, modern kitchen, 4-piece bathroom and a SW-facing garden plus an outbuilding/bar!

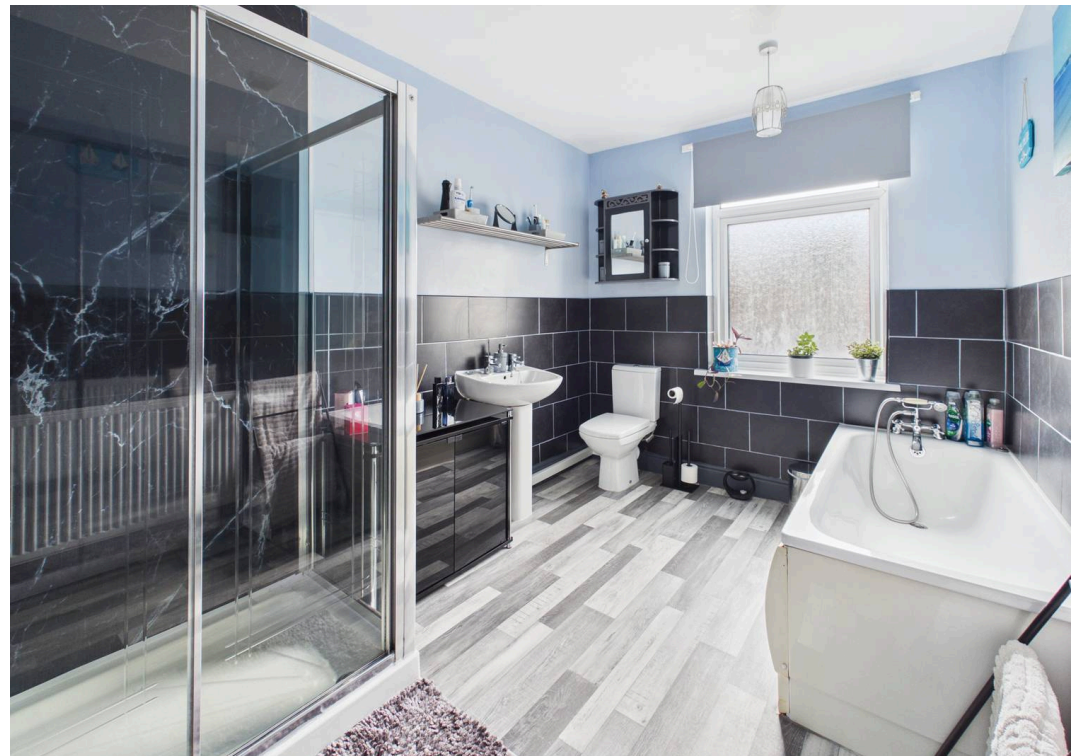
Council Tax band: A

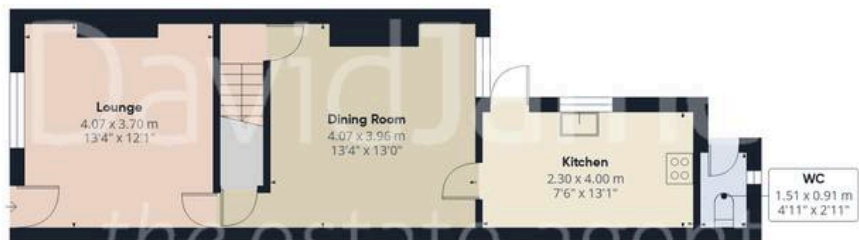
Tenure: Freehold

- Semi-detached family home
- Offered to the market with no upward chain
- Ideally positioned for convenient access to both Sutton-in-Ashfield and Mansfield's amenities
- Frequent transport links available nearby
- Well-presented throughout
- Two reception rooms (lounge and separate dining room)
- Superb modern kitchen with a range of appliances
- Three double bedrooms across the first and second floors
- Large four-piece family bathroom with a bath and separate shower enclosure
- Fantastic south-westerly facing garden with a versatile outbuilding (current bar)









Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

122.4 m²

1316 ft²

Reduced headroom

3.9 m²

42 ft²

(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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