

£180,000

Ashleigh Avenue, Sutton-In-Ashfield,

Welcome to **BuckleyBrown**, where every home
is carefully presented, so you can explore
with clarity and confidence.

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“I can really see this being a fantastic home for someone willing to put their own stamp on it. There’s so much space to work with, a lovely garden and a layout that offers plenty of potential. Whether you’re looking for your first home or your next investment, this is one where a little vision could go a long way.”

Luke, Senior Valuer.



SPACE, POTENTIAL & A HOME TO MAKE YOUR OWN

A spacious four-bedroom mid-terrace townhouse with two bathrooms, an enclosed rear garden, integrated garage and parking for two cars, offering an exciting opportunity in Sutton-in-Ashfield.

If you're looking for a home with plenty of space and the opportunity to make it your own, this four-bedroom mid-terrace townhouse is well worth a closer look. Arranged over three floors, it offers a generous layout, two bathrooms and a good-sized garden, giving you a fantastic starting point to create a home that suits your style and needs.

The property is being sold as seen, offering buyers the chance to roll up their sleeves, add their own touches and unlock its full potential. With four bedrooms, a separate living room, a spacious kitchen diner and valuable parking, there is plenty here to get excited about, whether you're taking your first step onto the property ladder or considering an investment.



THE FINER DETAILS

A spacious mid-terrace townhouse with accommodation arranged over three floors, featuring four bedrooms, two bathrooms, a separate living room, kitchen diner, integrated garage and enclosed rear garden.

The ground floor combines the main living room with a separate utility room, downstairs WC and entrance hall, while the first floor is home to the kitchen diner and second bedroom. Two further bedrooms occupy the top floor alongside the main bedroom's en-suite and a separate family bathroom. The unusual layout makes good use of the available space and offers plenty of flexibility.

The entrance hall provides access to the living room, a comfortable reception space with room to relax. A separate utility room offers practical space for laundry and everyday tasks, while the downstairs WC adds convenience. The integrated garage is also accessed externally, providing useful storage or parking potential.

The spacious kitchen diner offers plenty of room for cooking and dining, making it a natural hub for everyday life. This floor also features the second bedroom, which is particularly generous in size and could offer flexibility for guests, hobbies or working from home.

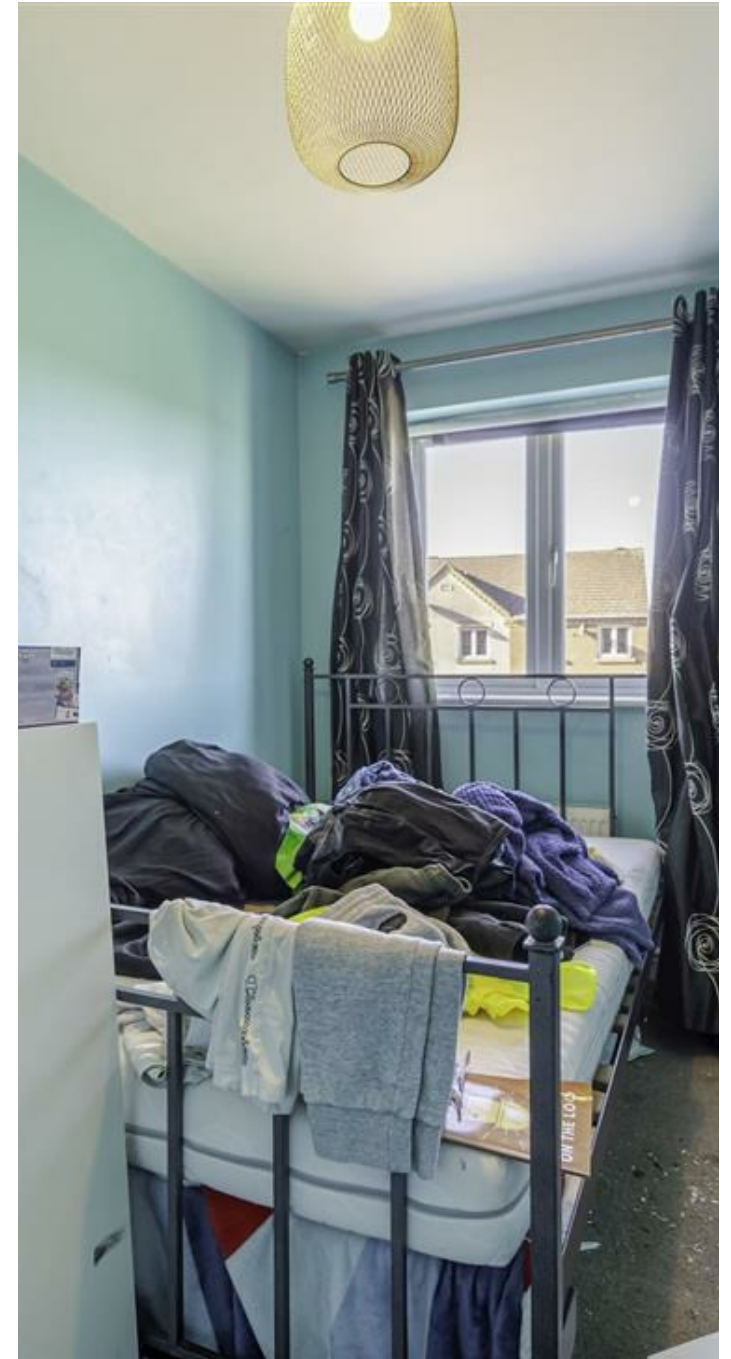
The top floor provides three further bedrooms, including the main bedroom with its own en-suite shower room. A separate family bathroom serves the remaining bedrooms, giving the property two bathrooms in total and making the layout practical for families or shared living.

The enclosed rear garden is a lovely feature, with artificial lawn and decking providing areas to relax and enjoy the outdoors. The far end of the garden is not overlooked, offering an added sense of privacy. To the front, the property benefits from parking for two cars, alongside the integrated garage.





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LIFE IN SUTTON-IN-ASHFIELD

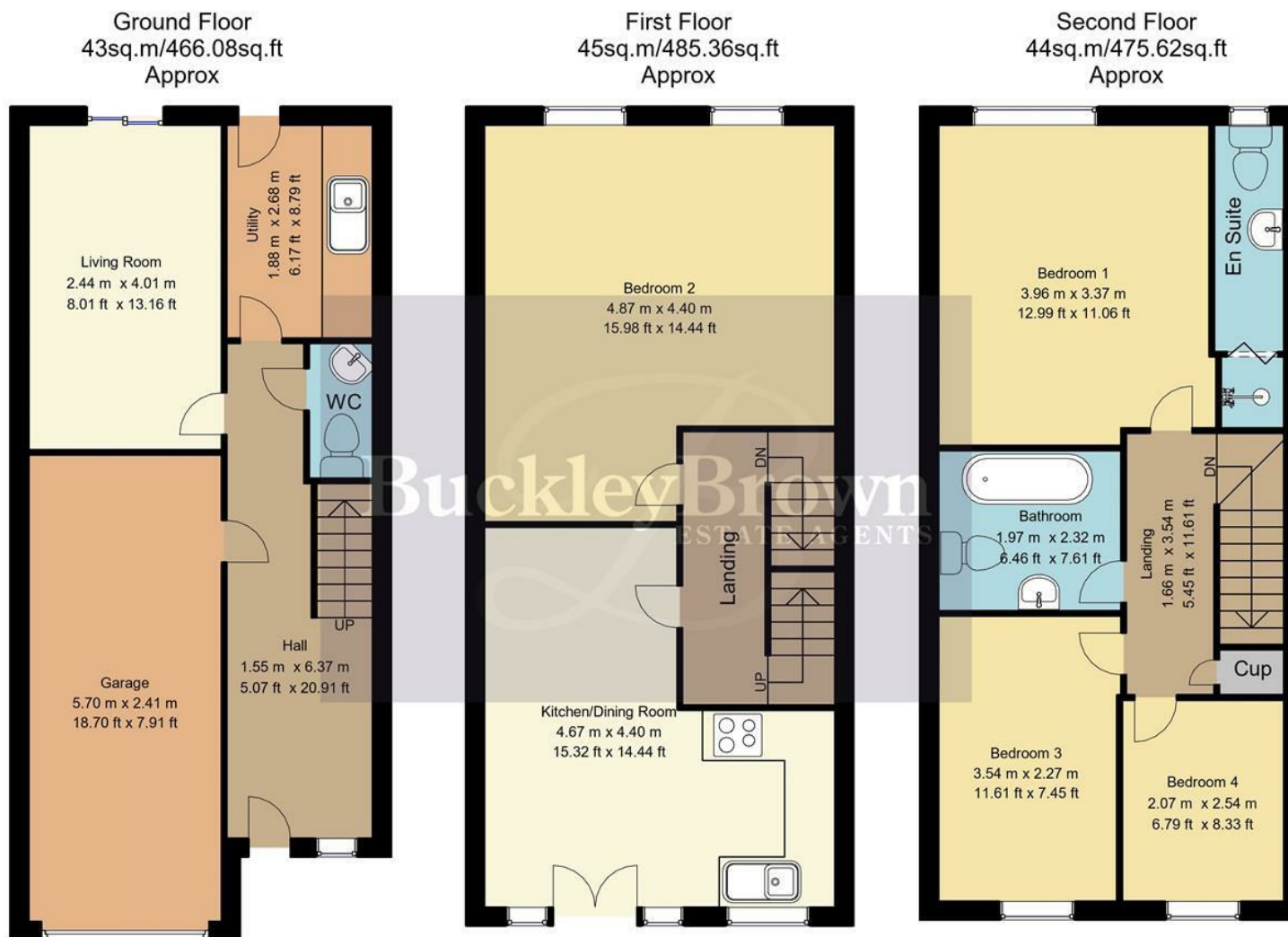
Sutton-in-Ashfield offers a wide range of everyday amenities, including shops, supermarkets, cafés, restaurants and leisure facilities.

The town centre provides plenty of choice for day-to-day shopping, while nearby parks and green spaces offer opportunities to get outside and enjoy a walk.

The location is also convenient for travelling to Mansfield and other surrounding towns, with road links and public transport connections helping to make commuting and getting around the area straightforward. With local schools, community facilities and a broad range of amenities close by, Sutton-in-Ashfield is a practical choice for first-time buyers, families and investors alike.

With the convenience of local amenities and access to neighbouring towns, Sutton-in-Ashfield offers a useful base for everyday life. This property combines that location with generous accommodation and the opportunity to create something special over time.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

Key Features

Spacious four-bedroom mid-terrace townhouse arranged over three floors

Two bathrooms, including an en-suite to the main bedroom

Separate living room and generous kitchen diner

Useful utility room and downstairs WC

Integrated garage and parking for two cars

Enclosed rear garden with decking and artificial lawn

Convenient Sutton-in-Ashfield location, close to local amenities and transport links

Sold as seen, offering exciting potential for first-time buyers or investors

Approx. Size
1,426 Sq. ft

EPC Rating
C

Council Tax Band
B

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