



The Crescent
SUTTON-IN-ASHFIELD



The Crescent SUTTON-IN-ASHFIELD NG17 3FN

for sale
£160,000



Property Description

Located on The Crescent, Sutton-in-Ashfield, this spacious property presents an excellent investment opportunity in a popular residential location close to local amenities, schools and commuter routes.

Offering generous living accommodation throughout, the home benefits from a welcoming entrance hall leading into a bright lounge with feature stone fireplace and direct access to the kitchen via attractive wooden double doors. The kitchen is well-proportioned with ample storage, dual rear windows and access to a porch area with useful understairs storage and a side entrance.

Upstairs, the property provides three well-sized bedrooms, including a front-facing main bedroom with fitted wardrobes and loft access. The bathroom is fitted with modern essentials and rear-facing window. Externally, the home enjoys a concrete driveway with space for two vehicles, along with a practical car port and lighting. The rear garden is fully enclosed and features a lawn, patio space, planting areas and two brick-built outhouses, offering plenty of potential for further enhancement.

With its generous layout and renovation potential, this property is ideal for investors seeking strong rental demand and long-term growth.

Entrance Hall

Entered via a UPVC door, the hallway features laminate flooring, a wall-mounted radiator and provides access to the lounge and first-floor staircase.

Lounge

A spacious reception room with laminate flooring, a double-glazed window to the front, wall-mounted radiator and a stone fireplace. Wooden double doors lead through to the kitchen.

Kitchen

Fitted with a tiled floor and two double-glazed windows to the rear. The kitchen offers matching wall and base units, an inset stainless-steel sink and drainer, tiled splashback, and an integral electric oven and hob with cooker hood. A wall-mounted radiator provides heating. Wooden double doors open to the lounge, and a small porch area gives access to useful understairs storage and a back door to the side elevation.

First Floor Landing

Carpeted landing with a double-glazed window to the side and access to the loft.

Bedroom One

A generous double bedroom with carpeted flooring, a double-glazed window to the front, wall-mounted radiator, fitted wardrobes, and loft access via ladder hatch.

Bedroom Two

Carpeted with a double-glazed window overlooking the rear garden, a wall-mounted radiator and fitted cupboards.

Bedroom Three

A carpeted single bedroom with double-glazed window to the front and a wall-mounted radiator.

Bathroom

Fitted with vinyl flooring and featuring a bath, ceramic toilet and wash hand basin, spotlights, tiled splashback, wall-mounted radiator and a double-glazed window to the rear.

Loft Space

Accessible via a ladder hatch

Externals

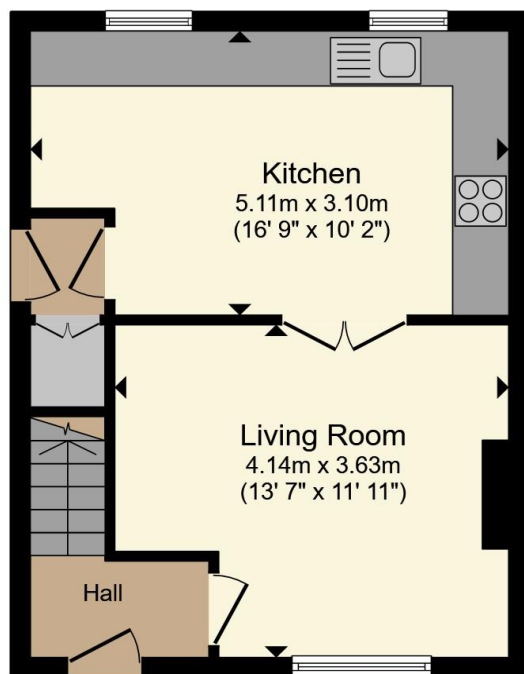
To the front is a concrete driveway providing off-road parking for up to two vehicles, along with a wooden-framed car port with slabbed floor and lighting.

The rear garden is enclosed with fencing and hedgerow boundaries and includes a lawn, slabbed patio, outside tap, planting area and two brick outhouses.

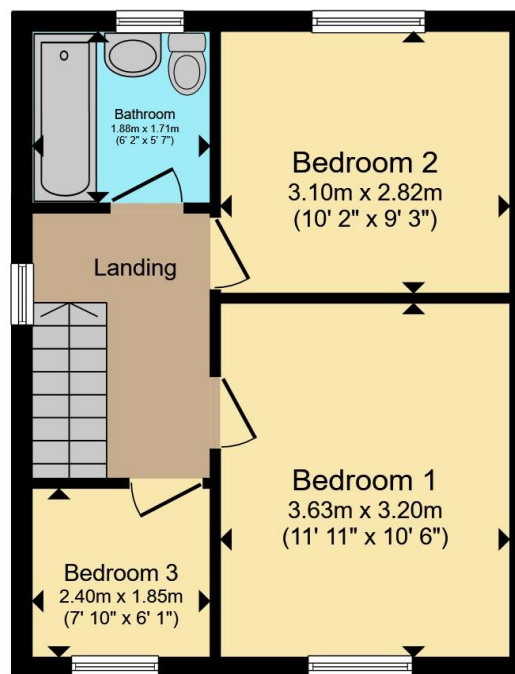








Ground Floor



First Floor

Total floor area 69.8 m² (751 sq.ft.) approx

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.propertybox.io



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12 Albert Street
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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