



35 Walton Street, Sutton-In-Ashfield - NG17 4GF

Guide Price **£150,000**

DavidJames
the estate agent



35 Walton Street

Sutton-In-Ashfield, Sutton-In-Ashfield

Deceptive 3-bed mid-terrace with open-plan lounge/diner, kitchen, modern bathroom and a courtyard-style garden. Close to Sutton-in-Ashfield's amenities, transport links and King's Mill hospital!

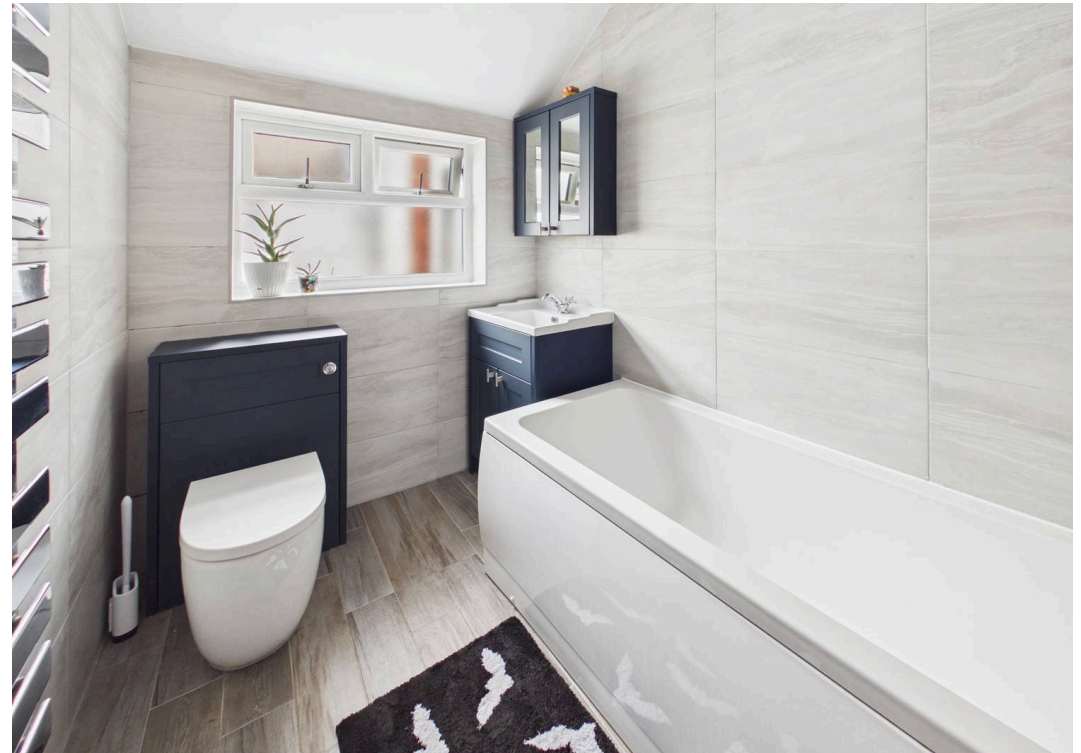
Council Tax band: A

Tenure: Freehold

- Mid-terrace house
- Ideal for first-time buyers, families and investors
- Within easy reach of Sutton-in-Ashfield's excellent nearby amenities, transport links and King's Mill Hospital
- Bright and spacious open-plan lounge/dining room with a feature central staircase
- Fitted kitchen with space for a variety of freestanding appliances
- Three first floor bedrooms (including two double rooms)
- Modern bathroom with a three-piece suite, chrome-finish towel radiator and vanity storage
- Gas central heating and UPVC double glazing
- Low-maintenance courtyard-style garden
- Useful outbuilding storage to the rear









Floor 0



Floor 1



Approximate total area⁽¹⁾

84.6 m²
910 ft²

Reduced headroom

1.1 m²
11 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



David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com

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.