



81 Stoneyford Road, Sutton-In-Ashfield, NG17 2DL

Offers in Region of **£180,000**

DavidJames
the estate agent



81 Stoneyford Road

Sutton-In-Ashfield, Sutton-In-Ashfield

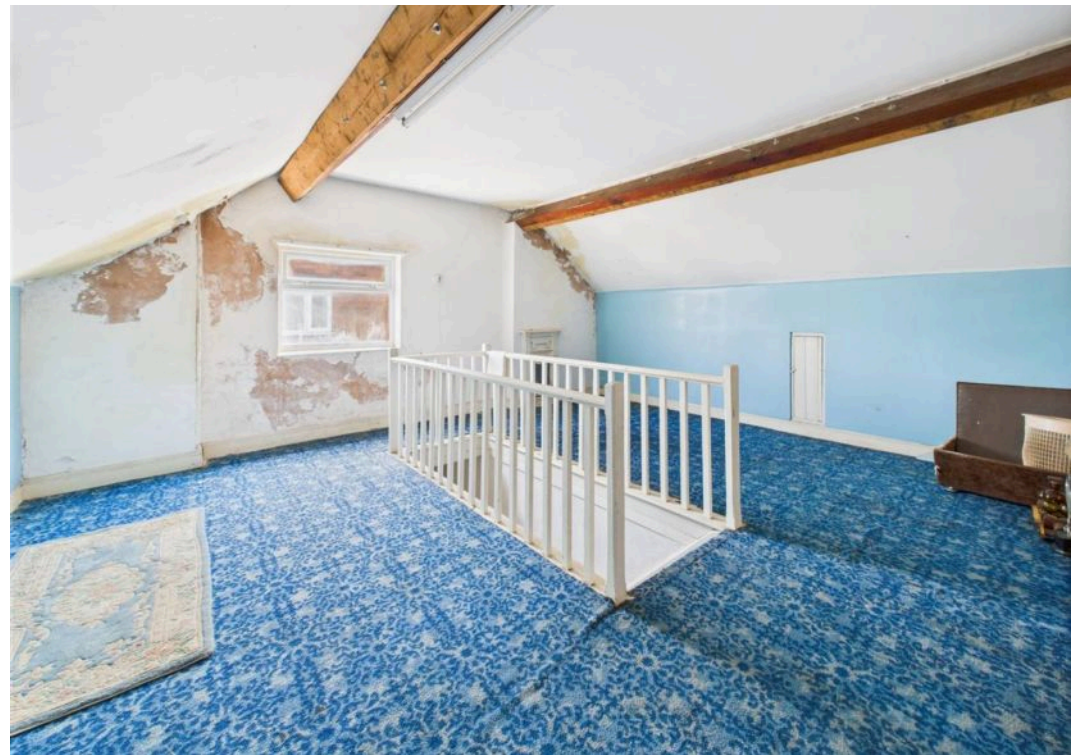
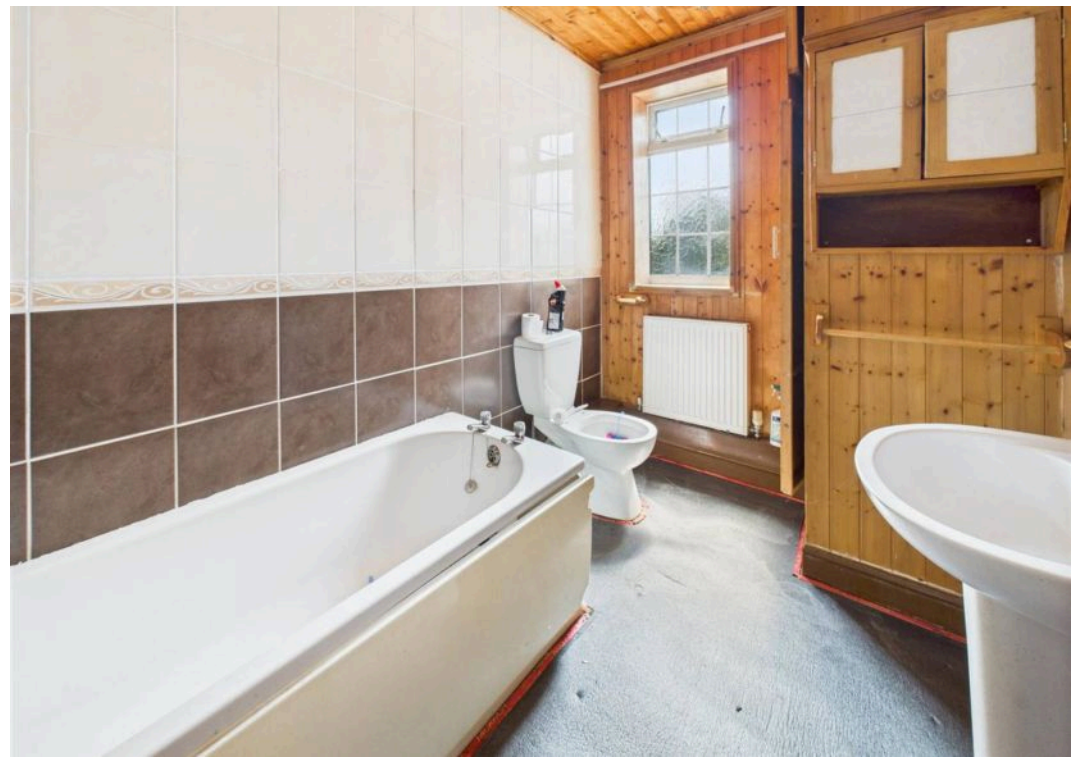
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Good sized detached house sold with no upward chain
- Requires modernisation to personal taste
- Three bedrooms set over the first and second floors
- Lounge with fireplace with exposed brick surround
- Separate dining room with period style fireplace and gas fire
- Good sized galley kitchen with Oak panelled units
- Ground floor fully tiled shower room/Wc with electric shower, first floor bathroom/Wc with white suite
- Gas central heating, UPVC double glazing
- Driveway and large garage provide parking
- Good sized lawned rear garden







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

161.6 m²

1740 ft²

Reduced headroom

0.9 m²

9 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.

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