



38 Thoresby Crescent, Stanton Hill – NG17 3GU

Guide Price £160,000

DavidJames
the estate agent



38 Thoresby Crescent

Stanton Hill, Sutton-In-Ashfield

Immaculately-presented 3 bed terraced home within easy reach of amenities – ideal for families or first-time buyer looking to step on the property ladder! Viewing is absolutely essential! Council Tax band: A

Tenure: Freehold

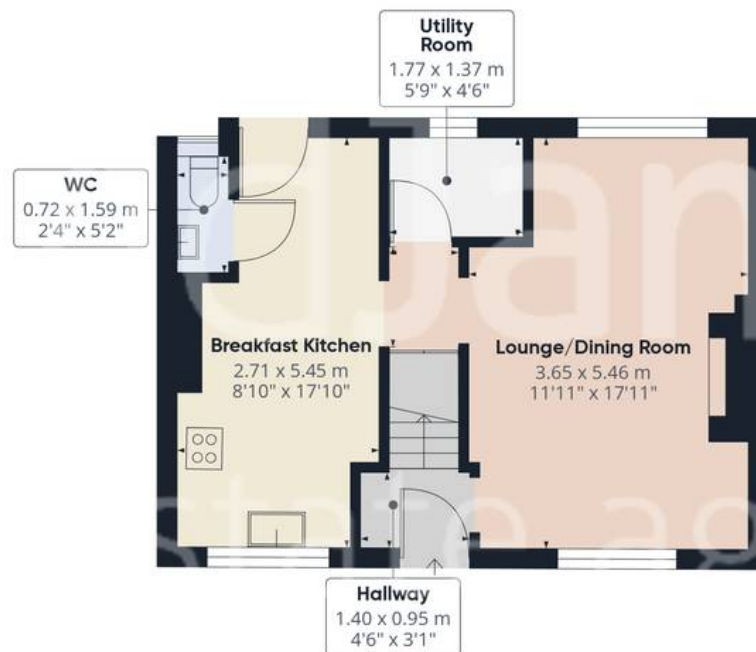
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Immaculately-presented terraced house
- A short walk from local amenities, transport links and open green spaces
- Ideal for families or first-time buyers looking to step on the property ladder
- Significant renovation works completed under the current ownership
- Bright and spacious lounge/dining room
- Stunning breakfast kitchen with a range of integrated appliances
- Convenient downstairs WC and utility/laundry room
- Three first floor bedrooms (main bedroom with in-built wardrobe)
- Contemporary first floor three-piece shower room
- Generous lawned rear garden with patio seating space and a useful shed







Floor 0



Floor 1

Approximate total area⁽¹⁾

74.5 m²

801 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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