



**11 Albert Street**  
**Stanton Hill, Nottinghamshire NG17 3GF**  
**Offers Over £95,000**

- RECENTLY RE-DECORATED TWO BEDROOM TERRACED HOUSE
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES INCLUDING INFANT & NURSERY SCHOOL
- IDEAL FOR INVESTOR OR FIRST TIME BUYERS
- NEW CARPETS
- UPVC DOUBLE GLAZING
- LOUNGE & SEPARATE DINING ROOM
- WITHIN EASY REACH OF A38 AND M1

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield proceed along the A38 taking the B6014 which becomes Fackley Road and then turn left onto Albert Street where the property can be found on the right-hand side of the road, clearly identified by our "For Sale" board.

## ACCOMMODATION COMPRISES

Part opaque glazed UPVC entrance door leads to:

### HALLWAY

Having laminate floor and stairs off to the first floor and through to;

### LOUNGE

**11'8" x 10'9" maximum (3.58m x 3.29m maximum)**

Laminate floor, UPVC double glazed window to front elevation, radiator and through to:

### DINING ROOM

**13'10" maximum x 11'0" (4.23m maximum x 3.36m)**

The laminate floor continues from the lounge to the dining room which has a radiator, under stair storage cupboard, UPVC double glazed window to rear elevation and through to:

### KITCHEN

**7'11" x 6'11" (2.43m x 2.11m)**

Having a variety of wall and base units with roll edge worktops, stainless steel sink, drainer and taps, tiled splashbacks and part tiled walls, plumbing for washing machine, free standing electric cooker, wall mounted combi boiler and part opaque double glazed UPVC door to rear yard.

### FIRST FLOOR

#### LANDING

Fitted carpet and loft access

#### BEDROOM ONE

**11'10" x 10'8" maximum (3.63m x 3.26m maximum)**

Having a radiator, fitted carpet and UPVC double glazed window to front aspect.



#### BEDROOM TWO

**11'1" x 10'9" maximum (3.39m x 3.30m maximum)**

Fitted carpet, radiator and UPVC double glazed window to rear elevation.



#### BATHROOM

**8'5" x 6'10" narrowing to 4'3" (2.58m x 2.10m narrowing to 1.32m)**

Benefiting from a white 3-piece suite comprising a bath with shower attachment to taps, W/C, sink with pedestal, part tiled walls, opaque UPVC double glazed window to rear aspect, storage cupboard and vinyl floor.

#### OUTSIDE

To the front is direct access from the pavement to the property and on-street parking (subject to availability). To the rear is a concrete yard which is shared by this property and numbers 13 and 13A Albert Street with a block boundary wall.

Council Tax Band: A (Ashfield District Council)

#### NB

THIS PROPERTY IS IN A SELECTIVE LICENCING AREA UNDER ASHFIELD DISTRICT COUNCIL

### **FINANCIAL ADVICE**

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5775/10.4.25

