



**58 Brandreth Avenue, Sutton-in-Ashfield,
Nottinghamshire, NG17 2BY**

Offers Over £150,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached House
- Lounge & Separate Kitchen/Diner
- Gas Central Heating
- Block Paved Driveway Frontage
- Ideal for First Time Buyers
- Three Bedrooms
- Fantastic Scope & Potential
- Aluminium Double Glazed Windows
- Immaculately Maintained Rear Garden
- No Upward Chain

Offered to the market with the benefit of no upward chain, we are pleased to present to the market this three bedroom semi detached house ideal for first time buyers.

The property is a Wimpey No-Fines non-standard construction house built in the 1950s and has been in the same family name for more than half a century. The property offers fantastic scope and potential for updating and modernisation for buyers to create a home of their own.

The ground floor living accommodation comprises an entrance hall, lounge, kitchen/diner, side entrance lobby and a utility. The first floor landing leads to three bedrooms, a bathroom and separate WC. The property has aluminium double glazed windows and gas central heating.

OUTSIDE

The property has a block paved driveway frontage with well stocked borders to three side with plants and shrubs. A gate to the side of the house opens to a pathway which leads to the rear garden. To the rear of the property, there is an immaculately maintained garden featuring a hardstanding patio and pathway which leads to the end of the garden where there is a shed and further paved patio which extends across a full width of the garden. There is also a central lawn in the middle of the garden surrounded by extensive borders with mature plants and shrubs.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

10'5" x 5'10" (3.18m x 1.78m)

With radiator, coving to ceiling and stairs to the first floor landing. Folding bi-fold doors open through to the:

LOUNGE

14'11" x 10'6" (4.55m x 3.20m)

Having a stone fireplace with marble hearth, inset coal effect gas fire (currently disconnected and used for decorative purposes only) with ample display shelving and tv stand. Radiator, coving to ceiling and double glazed window to the front elevation.

KITCHEN/DINER

17'9" x 10'3" (5.41m x 3.12m)

Having a wall cupboards, base units and drawers with laminate wood effect work surfaces.

Inset sink with drainer chrome mixer tap. Space for a freestanding cooker, fridge and freezer - all three white goods available to purchase by separate negotiation. Radiator, coving to ceiling and two double glazed windows to the rear elevation.

SIDE ENTRANCE LOBBY

Having a built-in storage cupboard with shelving. Access to the utility and obscure UPVC double glazed side entrance door provides access to the rear garden.

UTILITY

5'8" x 4'2" (1.73m x 1.27m)

Having wall cupboards, base units and work surfaces. Plumbing and space for a washing machine. Cupboard housing the gas meter, electricity meter and fuse box. Obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

7'8" x 5'10" (2.34m x 1.78m)

With airing cupboard housing the Baxi combi boiler. Loft hatch, coving to ceiling and obscure double glazed window to the side elevation.

BEDROOM 1

12'0" x 10'6" (3.66m x 3.20m)

Having fitted wardrobes with hanging rail and ample shelving and mirror fronted sliding doors. Radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 2

11'4" x 10'5" (3.45m x 3.18m)

Having fitted wardrobes with hanging rail and ample shelving and mirror fronted sliding doors. Radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 3

9'5" x 7'4" (2.87m x 2.24m)

With radiator, coving to ceiling and double glazed window to the front elevation.

BATHROOM

6'0" x 5'4" (1.83m x 1.63m)

Having a panelled bath with electric Triton shower over. Pedestal wash hand basin. Two fitted storage cupboard with shelving. Chrome heated towel rail, part tiled walls and obscure double glazed window to the rear elevation.

SEPARATE WC

5'5" x 2'5" (1.65m x 0.74m)

With low flush WC. Obscure double glazed window to the side elevation.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

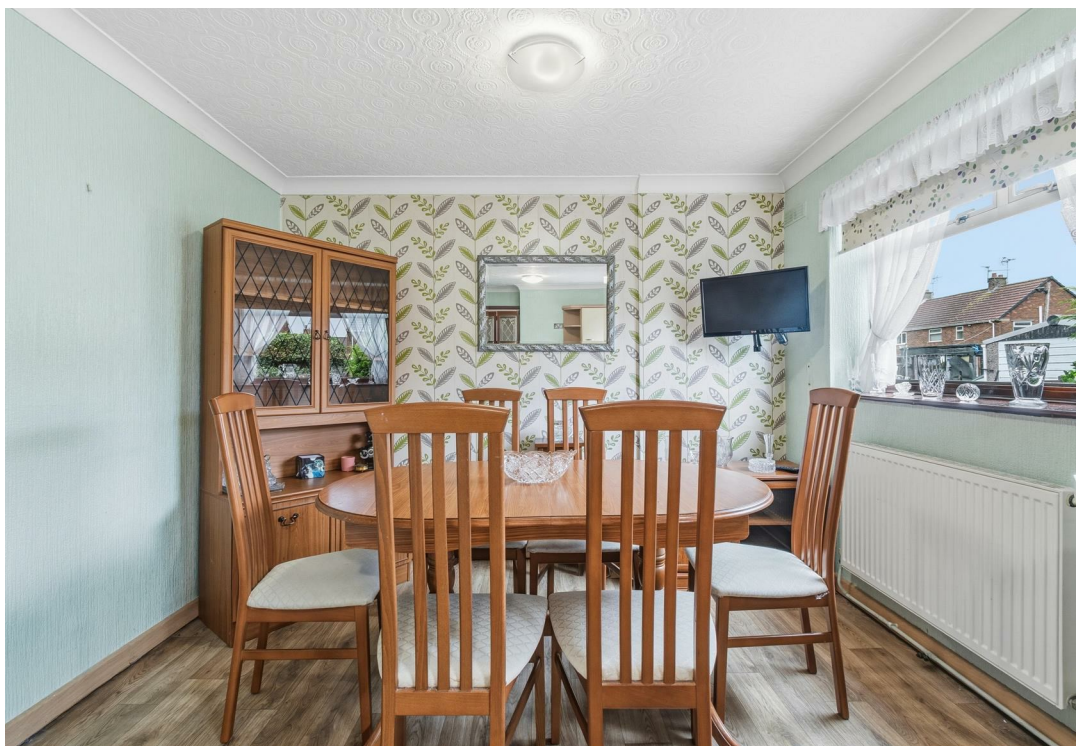
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

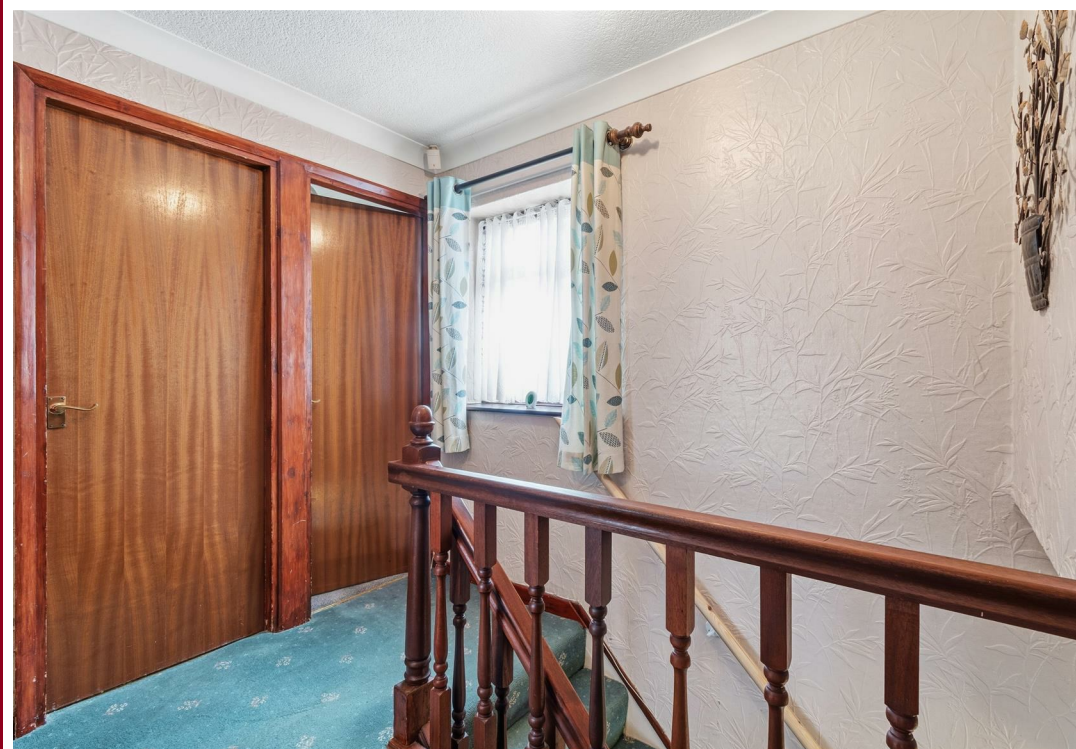
FIXTURES & FITTINGS

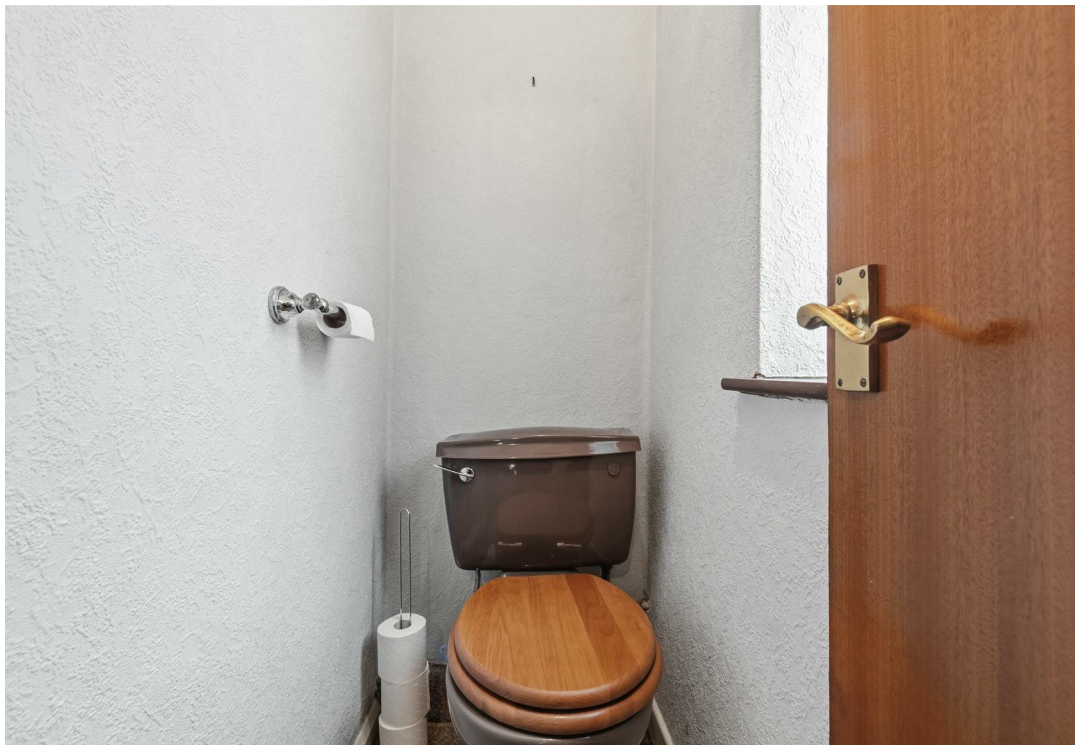
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.







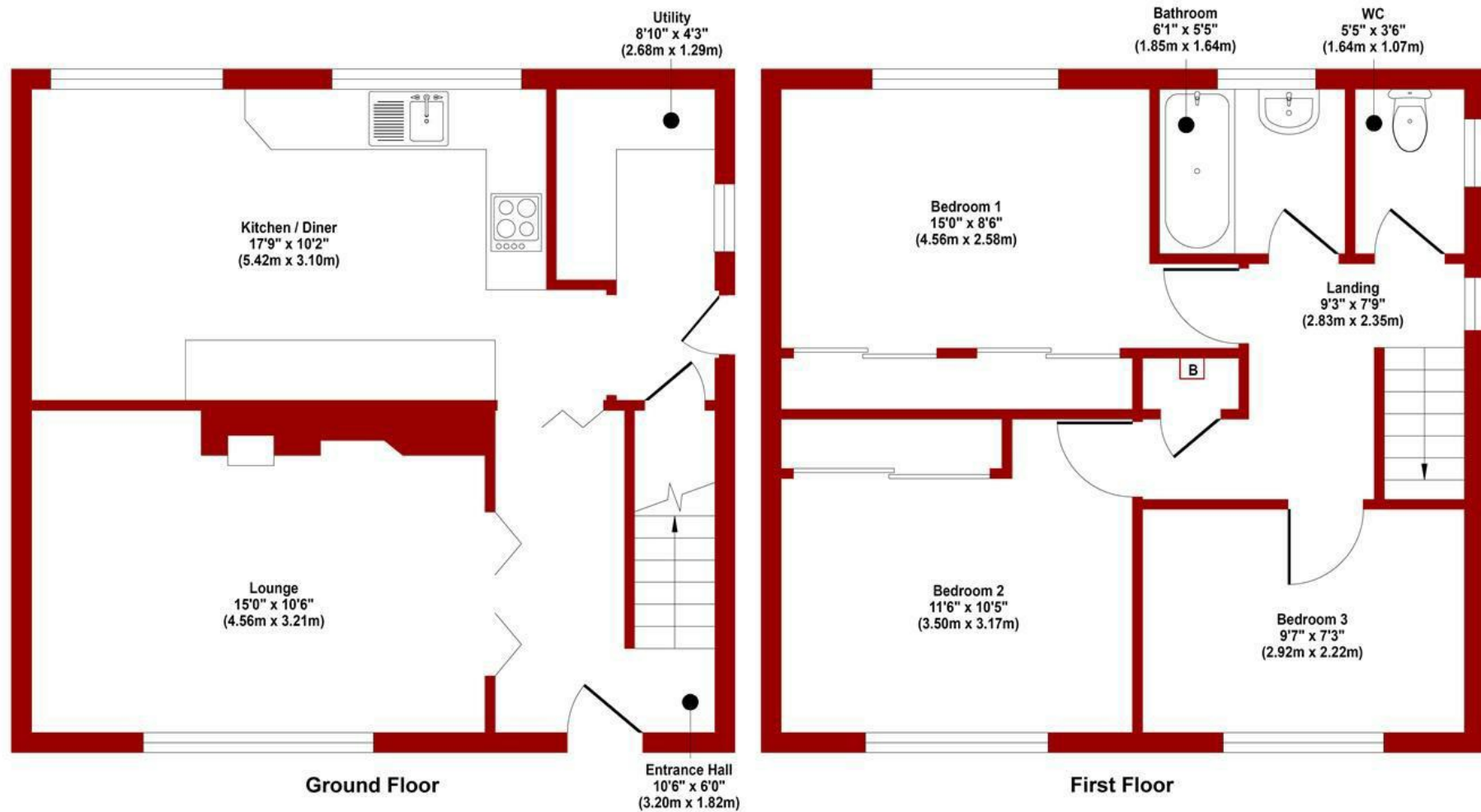




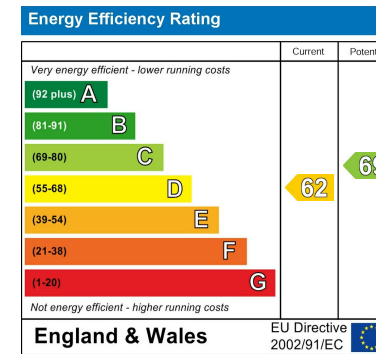
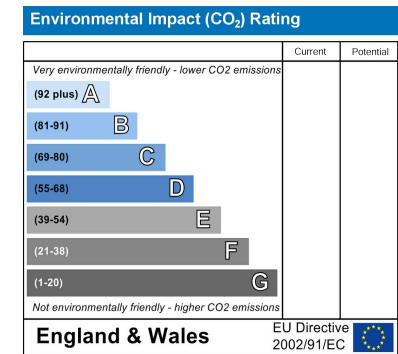




Brandreth Avenue, Sutton-in-Ashfield
Approximate Gross Internal Area
Total = 938 SQ FT / 87 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors windows, appliances and other features are approximate only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers