



**2 Dalestorth Street,
Sutton-In-Ashfield, Nottinghamshire NG17 4EX**

- A TWO BEDROOMED, BAY FRONTED END OF TERRACE, WITH RE-TILED ROOF
- BASED ON THE ASKING PRICE, THIS PRODUCES A GROSS ANNUAL RETURN OF 7.6%
- HALLWAY PROVIDING ACCESS TO THE THROUGH LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS, BATHROOM, AND ATTIC ROOM TO THE SECOND FLOOR
- CONVENIENT LOCATION, WITH AMENITIES IN THE IMMEDIATE VICINITY
- TO BE SOLD, SUBJECT TO THE EXISTING TENANCY, PRODUCING £700PCM
- GAS HEATING VIA A COMBINATION BOILER AND UPVC DOUBLE GLAZING
- FITTED KITCHEN WITH BUILT IN OVEN AND HOB, AND UTILITY/CONSERVATORY
- THERE IS A SMALL FORECOURT TO THE PROPERTY AND ENCLOSED GARDEN TO THE REAR
- GOOD TRANSPORT LINKS, SERVING BOTH THE M1 MOTORWAY AND THE A38

£110,000

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, proceed onto Sutton Road, which then becomes Mansfield Road. As you enter Sutton, turn right onto Skegby Road. Turn left at the end of here, which is Dalestorth Street. The property is at the very end of here on the left-hand side.

ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC front door, radiator and stairs rising to the first floor.

LOUNGE/DINING ROOM

26'6 into bay x 11' (8.08m into bay x 3.35m)

UPVC double glazed bay window to the front and two radiators. Central archway, dividing the room.

KITCHEN

9'6 x 5'6 (2.90m x 1.68m)

Fitted with base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. UPVC rear aspect. Access to the cellar.

UTILITY/CONVSERVATORY

10'3 x 7'8 (3.12m x 2.34m)

Of UPVC construction and providing a useful addition, either as appliance space or potential seating area.

FIRST FLOOR

LANDING

UPVC aspect. Stairs to the second-floor attic.

BEDROOM ONE

14'2 x 11' (4.32m x 3.35m)

UPVC double glazed bay window to the front. Radiator.

BEDROOM TWO

12'1 x 8'2 (3.68m x 2.49m)

UPVC double glazed rear elevation. Radiator. Cupboard housing the combination boiler.

BATHROOM

Comprising panelled bath, wash hand basin with vanity unit and WC. Fully tiled surround. Radiator and UPVC obscure glaze.

SECOND FLOOR

ATTIC ROOM

13'7 x 13'4 (4.14m x 4.06m)

Double glazed sky light. Radiator.

OUTSIDE

There is a small frontage to the property, adding to the privacy inside.

Please note: There is no on street parking immediately outside the property, due to its proximity to a junction. This is reflected in the asking price. There is an enclosed lawned garden to the rear and hardstanding area beyond this.

NB

We have not taken any internal photographs to respect the tenant's privacy.

The property is in council tax band A (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.

MA5832/26.09.2025

