



52 George Street
Sutton-in-Ashfield, Nottinghamshire NG17 2HJ
£135,000

- THIS TWO-BEDROOM SEMI-DETACHED PROPERTY IS SITUATED IN A QUIET CUL-DE-SAC LOCATION.
- INCLUDING GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- REFITTED KITCHEN WITH HIGH GLOSS UNITS AND INTEGRATED ELECTRIC OVEN AND HOB
- SITUATED ON AN UNADOPTED ROAD, WITH PARKING PROVIDED TO THE FRONT.
- EXCELLENT LOCATION, CLOSE TO BOTH LOCAL AMENITIES AND THE A38 AND M1 MOTORWAY
- RECENTLY UPGRADED INTERNALLY, REDORATED AND NEW CARPETS/VINYLS TO MOST ROOMS
- LOUNGE TO THE FRONT, INNER LOBBY AREA AND SEPARATE DINING ROOM TO THE REAR
- TWO DOUBLE BEDROOMS AND CONTEMPORARY BATHROOM WITH WHITE SUITE
- GARDEN TO THE REAR WITH ARTIFICIAL TURF, GRAVEL AND DECKING
- THE PROPERTY IS OFFERED FOR SALE WITH NO UPWARD CHAIN.

VIEWING:

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

DIRECTIONS:

From Mansfield, proceed along Sutton Road (A38) which becomes Mansfield Road (B6023) which, in turn, becomes Priestsic Road (B6023) and eventually take the third exit at the traffic island on to Lammas Road (B6023). At the next traffic island, take the second exit on to Huthwaite Road (B6026) where George Street can be found on the right hand side of the road, clearly identified by our "For Sale" sign.

ACCOMMODATION COMPRISES

A brick boundary wall to the front provides access via a gate to the block paved path to the front door and a further gate giving access to the rear garden. A part opaque glazed UPVC door leads to:

LOUNGE

11'11" (max) x 11'3" (3.65m (max) x 3.43m)

Laminate floor, UPVC double glazed window to the front elevation, gas fire in marble surround with hearth and radiator, through to:

INNER LOBBY

Giving access to under stair storage and through to:

DINING ROOM

12'3" x 11'11" (max) (3.74m x 3.65m (max))

Laminate flooring , radiator, UPVC double glazed window to rear elevation, stairs off to first floor, plug-in electric log burner style heater and through to:

KITCHEN

10'5" x 7'4" (3.2m x 2.25m)

Wall and base units in high gloss white, wood effect roll edge worktops, radiator, vinyl flooring, UPVC double glazed window to rear aspect, built-in oven, ceramic hob with stainless steel extractor over, part tiled splashbacks, sink and drainer with mixer tap, plumbing for washing machine and part opaque glazed UPVC door to rear .

FIRST FLOOR

LANDING

Radiator and fitted carpet

BEDROOM ONE

12'0" (max) x 11'3" (3.66m (max) x 3.43m)

Fitted carpet, radiator and UPVC double glazed window to front aspect.



BEDROOM TWO

12'3" x 8'11" (max) (3.75m x 2.72m (max))

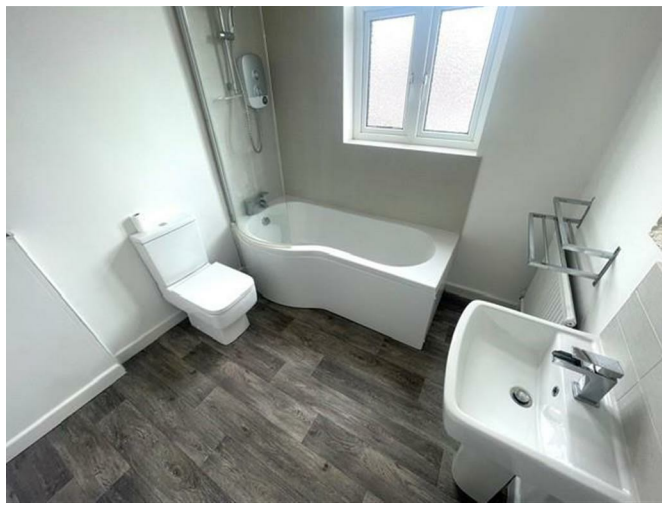
Having a fitted carpet, radiator, built-in wardrobe with loft access and UPVC double glazed window to rear elevation.



BATHROOM

8'2" x 7'4" (2.51m x 2.25m)

White 3 piece suite comprising bath with shower over, shower screen, WC and sink with pedestal, laminate floor, opaque UPVC double glazed window to the rear elevation.



STUDY

5'11" x 4'5" (1.82m x 1.37m)

Fitted carpet and UPVC double glazed window to the side aspect.



OUTSIDE

enclosed rear garden comprising concrete and gravel area, decking and artificial lawned area. Outhouse.



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. MA5893/

