



127 Stoneyford Road, Sutton-In-Ashfield, NG17 2DR

Guide Price **£175,000**

DavidJames
the estate agent



127 Stoneyford Road

Sutton-In-Ashfield, Sutton-In-Ashfield

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Traditional style semi-detached house sold with no upward chain
- Three bedrooms (including two good sized double bedrooms)
- Entrance porch and hallway
- Lounge with bay window
- Dining room with French doors to the rear garden
- Kitchen with Beech panelled units and integrated oven and hob
- First floor bathroom/Wc with white suite and electric shower
- Gas central heating, UPVC double glazing
- Enclosed good sized lawned rear garden with patio







Floor 0



Floor 1

Approximate total area⁽¹⁾

82.8 m²

890 ft²

Reduced headroom

0.8 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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