



64 Kirkby Road, Sutton-In-Ashfield, NG17 1GH
£140,000



64 Kirkby Road

Sutton-In-Ashfield, Sutton-In-Ashfield

Spacious three bed mid-terrace set over three floors, with lounge, dining room, modern kitchen, new décor, large garden, and no chain. Ideal for first-time buyers or investors. Close to amenities. Council Tax band: A

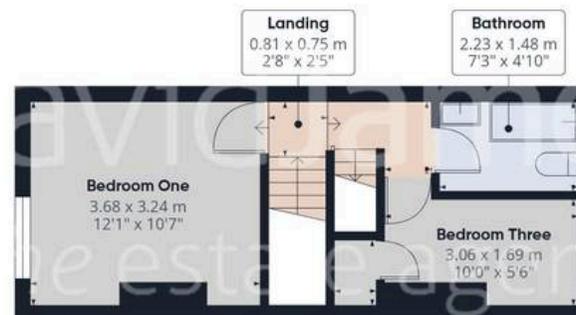
Tenure: Freehold

- Well presented and spacious mid terraced house sold with no upward chain
- Three bedrooms set over the first and second floors
- Lounge with feature period-style fireplace with decorative tiled inserts and fitted shelving unit
- Dining room with door leading to a cellar
- Extended kitchen with a range of panelled units
- First floor bathroom/Wc with feature freestanding bath with ball and claw feet and mixer shower
- Gas central heating, UPVC double glazing
- Freshly decorated throughout with new floor coverings
- Large rear garden (currently being landscaped) with decked seating area and additional garden zones
- Popular location close to Sutton's amenities and perfect for first time buyers or but-to-let investors





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

74.5 m²
803 ft²

Reduced headroom

6.8 m²
73 ft²

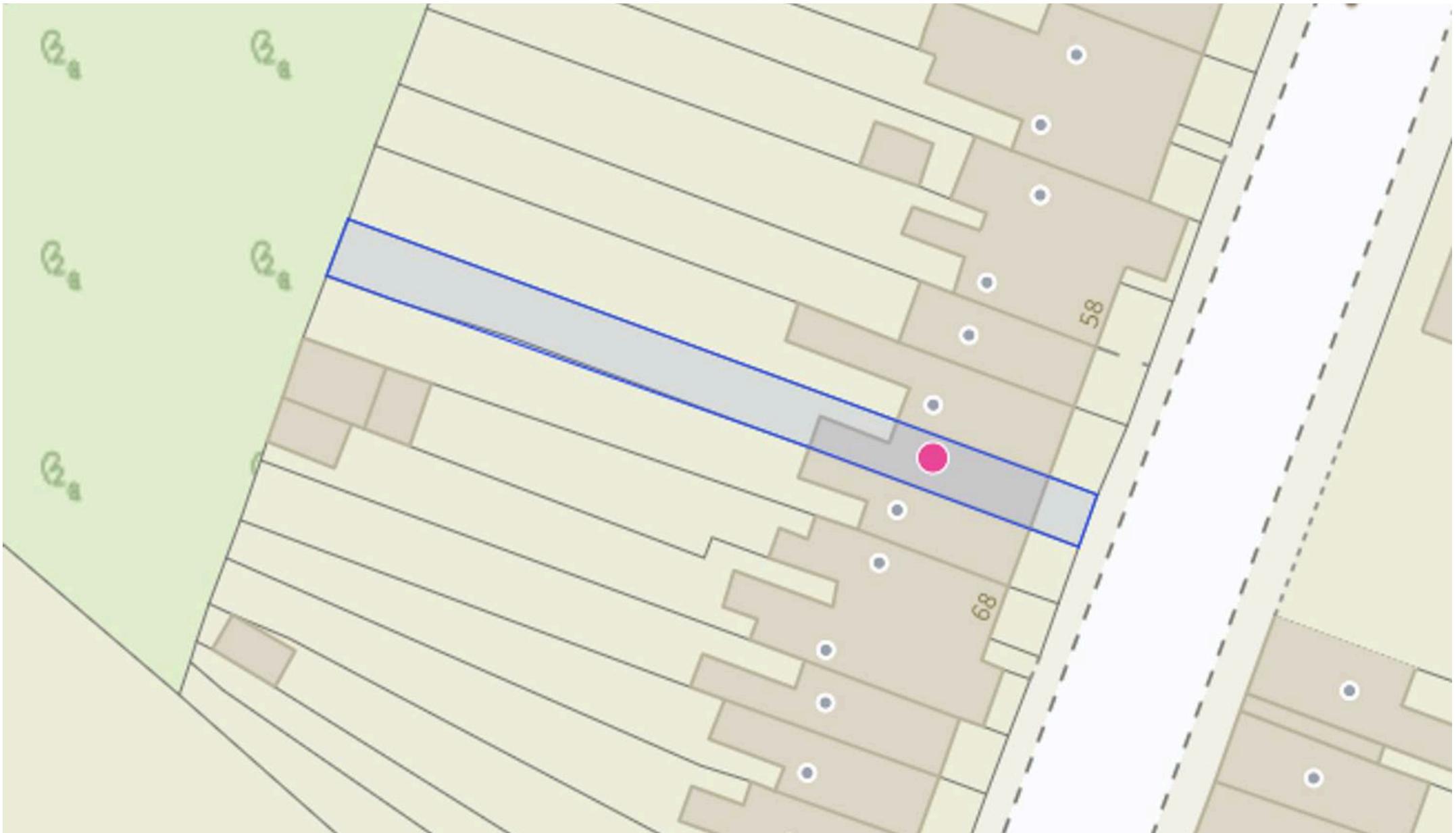
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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