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NG18 1EB

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Sales & Lettings

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**70 NEW LANE
STANTON HILL
SUTTON-IN-ASHFIELD
NOTTINGHAMSHIRE
NG17 3GD**



£69,950

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Mansfield, Nottingham, NG18 1EB.

TENURE

Freehold

- Traditional Terraced Property
- Two Reception Rooms
- Double Bedroom
- Large Bathroom
- Rear Garden
- Potential for Development in Roof Space
- Close to Local Amenities

DIRECTIONS

From Mansfield take Sutton Road/A38 towards Sutton, at the traffic lights turn left onto Skegby Lane sign posted Skegby, continue forward to the end of the road going straight over the traffic lights onto Mansfield Road. Continue forward for 1.5 miles until finally turning left onto New Lane where the property can be easily identified by our 'For Sale' board on the right hand side.

This is an opportunity to purchase a large one double bedroom property with potential for development subject to planning permission into the roof space.

There is a forecourt front garden, pathway leading to the rear where there is a garden and a garage which can only be utilised as a garden store as there is no vehicular right of way.

UPVC double glazed entrance door into:

KITCHEN

19' X 5' Which has a range of wall and base units, butchers block style work surfaces, Belfast sink, range style cooker with plumbing for washing machine, integrated fridge, integrated freezer, wall and floor tiling, power points, ceiling spot lights and radiator.



DINING ROOM

12' X 12' UPVC double glazed window to the rear, radiator, ceiling light points, ceiling coving and power points. With a white panelled door leading to the cellar and white panelled door leading to stairs to the first floor.



White panelled door to:

LOUNGE

12' max X 12' UPVC double glazed window to the front, front entrance door, power points, ceiling light point and radiator.

Stairs to:

FIRST FLOOR LANDING

Access to over stairs storage cupboard with wall light point and access to roof space. As previously mentioned this could be developed into a further bedroom subject to meeting planning requirements.

White panelled door to:

BEDROOM

12' max X 12' Double bedroom with UPVC double glazed to the front, power points, ceiling light points and radiator.



White panelled door to:

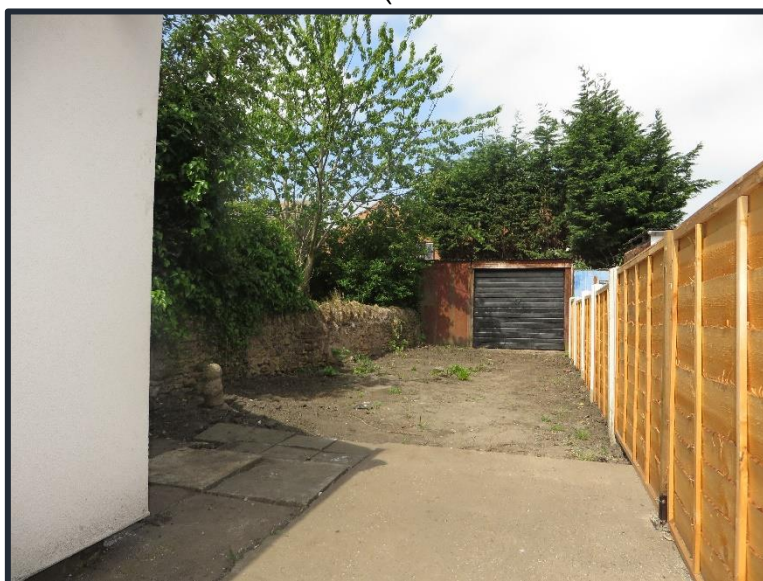
BATHROOM

8'6" X 9' With wall tiling, double shower cubicle, wash hand basin set onto plinth, ball and claw feet sculptured bath, chrome towel rail radiator, close coupled W.C., radiator, ceiling light point, UPVC double glazed window to the rear.



REAR GARDEN

The private rear garden is surrounded by a mixture of walls and fencing. There is a garage at the end of the garden which can only be used as storage as there is no vehicular access.



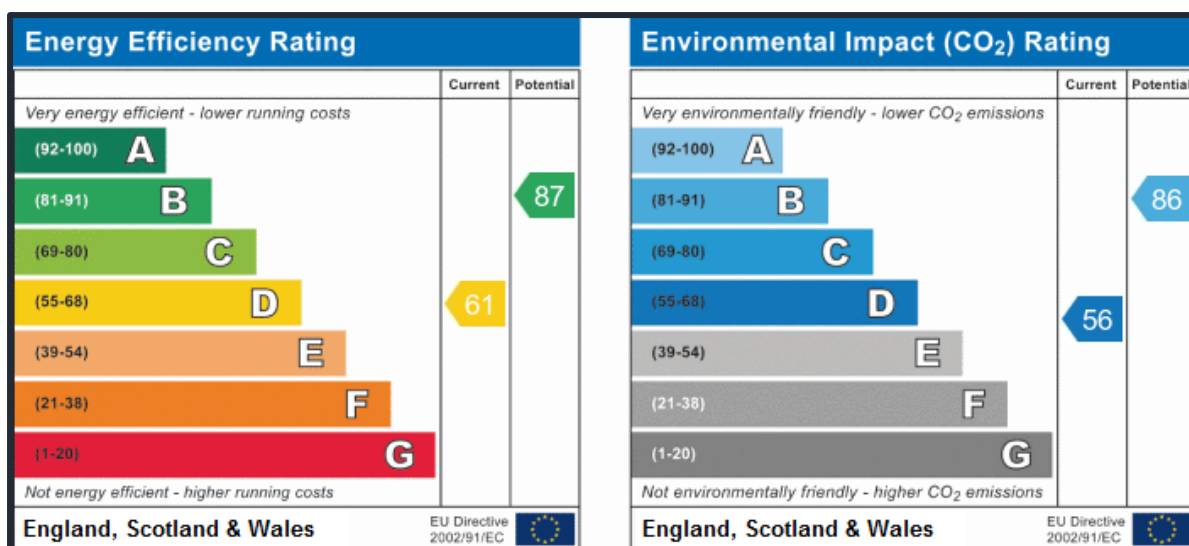
ADDITIONAL INFORMATION

Local Council – Ashfield District Council
Council Tax Band – A

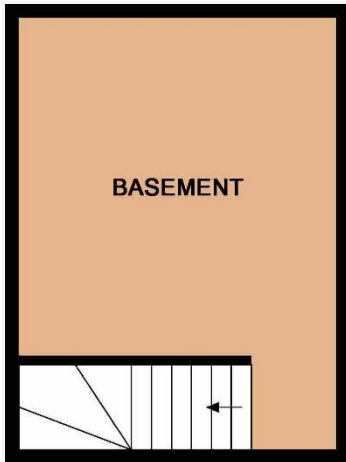
Primary School - Healdswood Infants and Nursery School & Skegby Junior Academy
Secondary School - Quarrydale Academy

Stamp Duty on Asking Price - Nil (this may change if you are buying a second property)

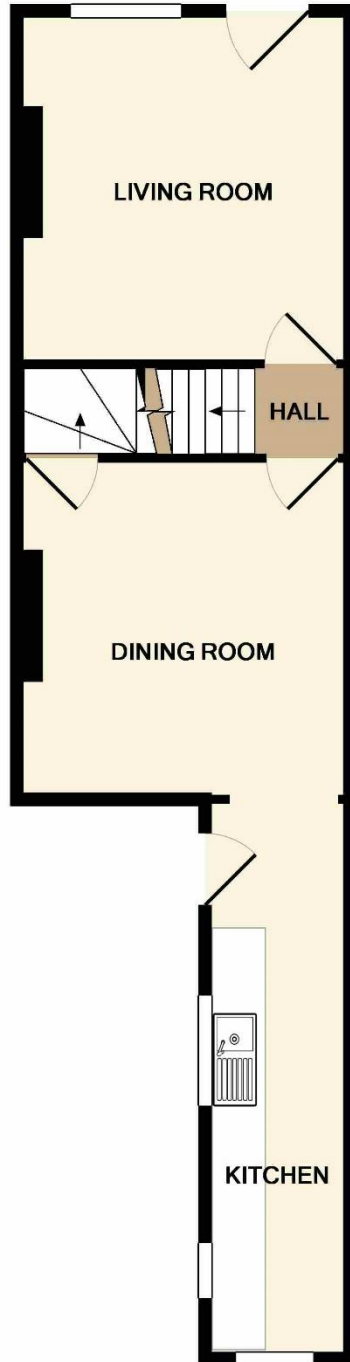
ENERGY PERFORMANCE RATING



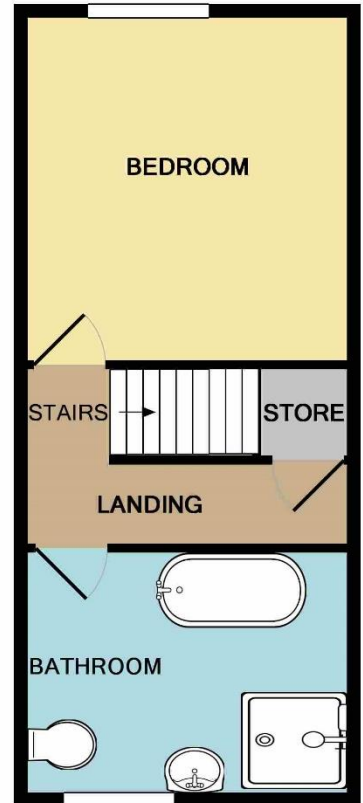
FLOOR PLAN



BASEMENT LEVEL
APPROX. FLOOR
AREA 17.5 SQ.M.
(189 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 40.0 SQ.M.
(431 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 31.2 SQ.M.
(336 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.8 SQ.M. (956 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.