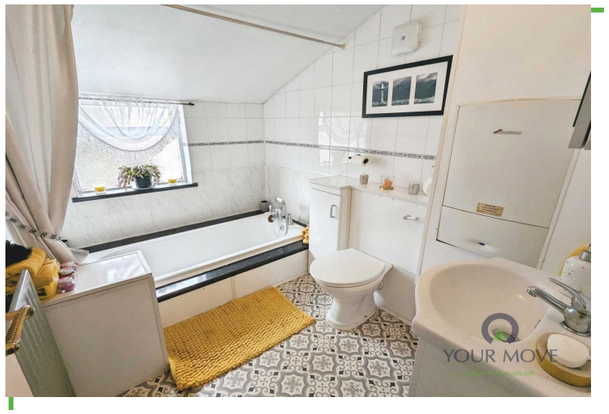
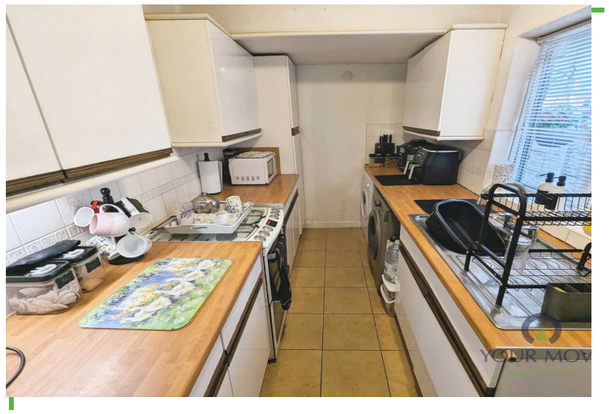
















St. Michaels Street, Sutton-in-Ashfield, Nottinghamshire, NG17

Guide Price: £85,000

Tenure: Freehold

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your-move.co.uk

The Property Ombudsman

St. Michaels Street, Sutton-in-Ashfield, Nottinghamshire, NG17

Guide Price: £85,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: TBC
Local Authority: Ashfield District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This three-bedroom mid-terraced house in Sutton-in-Ashfield, for sale by modern method of auction with no upward chain, offers two reception rooms, a fitted kitchen, established rear garden with pergola and convenient access to the town centre, schools and Sutton Parkway station.

Description
For sale by modern method of auction, this three-bedroom mid-terraced house in Sutton-in-Ashfield offers well-planned accommodation in good condition and benefits from no upward chain.

The ground floor comprises a welcoming reception lounge leading through to a separate dining room, providing flexible space for relaxing, entertaining or home working. To the rear, the fitted kitchen offers practical worktop and storage space, with direct access to the garden.

Originally configured as a two-bedroom property, the first floor has been reworked to provide three bedrooms, each with fitted wardrobes, making excellent use of space and storage. The bathroom includes a slight sunken bath, vanity sink, WC and a useful boiler cupboard.

Externally, the rear garden is a standout feature, designed as an oasis with established planting, pergola, lawned area and paved paths – a pleasant setting for outdoor dining or quiet relaxation.

Situated in Sutton-in-Ashfield, the house is within easy reach of the town centre's supermarkets, shops, cafés and everyday amenities, while Sutton Lawn Park offers green space, play areas and walking routes nearby. Families will find a choice of local primary and secondary schools within a short drive.

Transport links are convenient, with Sutton Parkway railway station offering services to Nottingham in around 30–35 minutes, connecting to wider national routes. The A38 and M1 are also accessible, providing straightforward car travel towards Mansfield, Nottingham, Derby and beyond.

This three-bedroom terraced house presents a practical home with attractive outdoor space and strong links to local facilities and transport.

Reception Lounge
11' x 11' (3.35m x 3.35m)
A welcoming room with a double glazed window & door to the front elevation & laminate flooring.

Dining Room
11' x 11' (3.35m x 3.35m)
Another bright room with a glazed window to the rear elevation, access to the under stairs storage & laminate flooring.

Kitchen
6' x 12' (1.83m x 3.66m)
Having a matching range of wall & base units, spaces for appliances, a gas cooker space, tiled flooring & a glazed window & door to the rear .

First Floor Landing

Bedroom 1
8' x 11' (2.44m x 3.35m)
A double bedroom with wall to wall fitted wardrobes & a glazed window to the rear elevation.

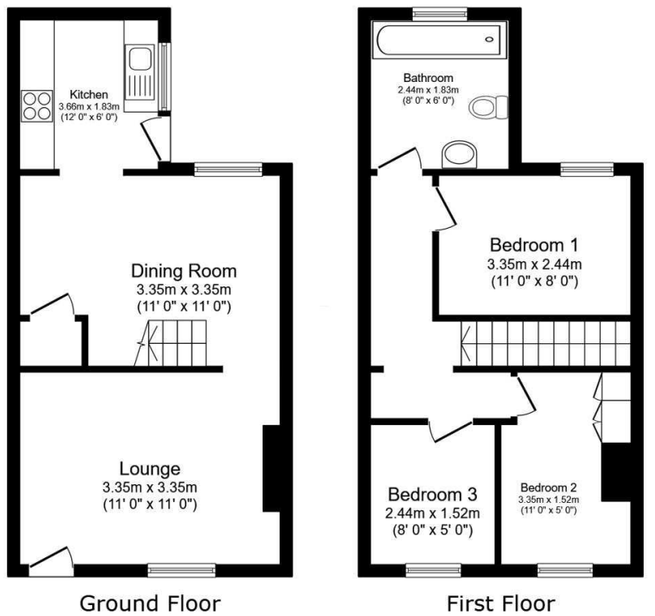
Bedroom 2
5' x 11' (1.52m x 3.35m)
Having a double glazed window to the front elevation & triple built in wardrobes.

Bedroom 3
5' x 8' (1.52m x 2.44m)
Having a double glazed window to the front elevation, a fitted single bed with a single wardrobe & top boxes above the bed giving ample storage & laminate flooring.

Bathroom
8' x 6' (2.44m x 1.83m)
Offering a white suite comprising of a slight sunken bath, a vanity unit with inset sink, a low flush W.C, storage cupboard & wall mounted gas boiler, tiled walls & a glazed window t the rear elevation.

Rear Garden
The delightful rear garden boasts lots of established plants & shrubbery with pathways leading to a pergola & patio area, garden shed & outside tap.

For full EPC please contact the branch.



Total floor area: 74.6 sq.m. (803 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.