



Offers Over £107,000

ST. MICHAELS STREET | SUTTON-IN-ASHFIELD | NG17 4GN

**BuckleyBrown**  
ESTATE AGENTS

**PERFECT STARTER HOME!**...This excellent two bedroom, terraced property is perfect for any first time buyer or investor alike. Situated in the convenient area of Sutton-In-Ashfield, within a short distance to a range of amenities. Not only that but it's close to major transport links such as the A38 and the M1 for commuting!

As you are welcomed through the front door you will notice how bright and airy the living room is. This spot offers a great amount of space for seating and ample potential to add your own mark. Opposite here, you will be pleased to find the dining room, which is fitted with laminate flooring and a window overlooking the rear. Leading nicely from here is a wonderful kitchen, which is complete in a range of matching cabinets and units, work surface and plumbing for a washing machine. Together with a door leading to the rear garden for convenient access.

The first floor presents two well proportioned bedrooms, both of which are very versatile and will suit any buyers needs. The second floor offers a bathroom fitted with a three piece suite. Together with a handy office space, wonderful for remote working or studying.

Outside boasts an established garden, which is of an excellent size and mainly laid to lawn.

The property benefits from significant recent upgrades, including full external wall insulation (approx. £13,000), a complete new roof (approx. £8,000), and a modern UPVC front door (approx. £1,000) — all completed within the last five years. These improvements were carried out by reputable, certified professionals, with full documentation and industry-standard guarantees available for peace of mind.

Call now to arrange a viewing!





**Living Room 11'3" x 11'11"**  
With laminate flooring, central heating radiator, coving and window to the front elevation.

**Dining Room 11'3" x 11'9"**  
With laminate flooring, central heating radiator, coving and window to the rear elevation.

**Kitchen 5'10" x 14'8"**  
Complete with shaker style cabinets and units, work surface, inset sink with mixer tap above, plumbing for a washing machine, extractor fan, dual aspect windows and door leading outside.



**Bedroom One 11'2" x 11'8"**  
With carpet to flooring, central heating radiator and window to the front elevation.

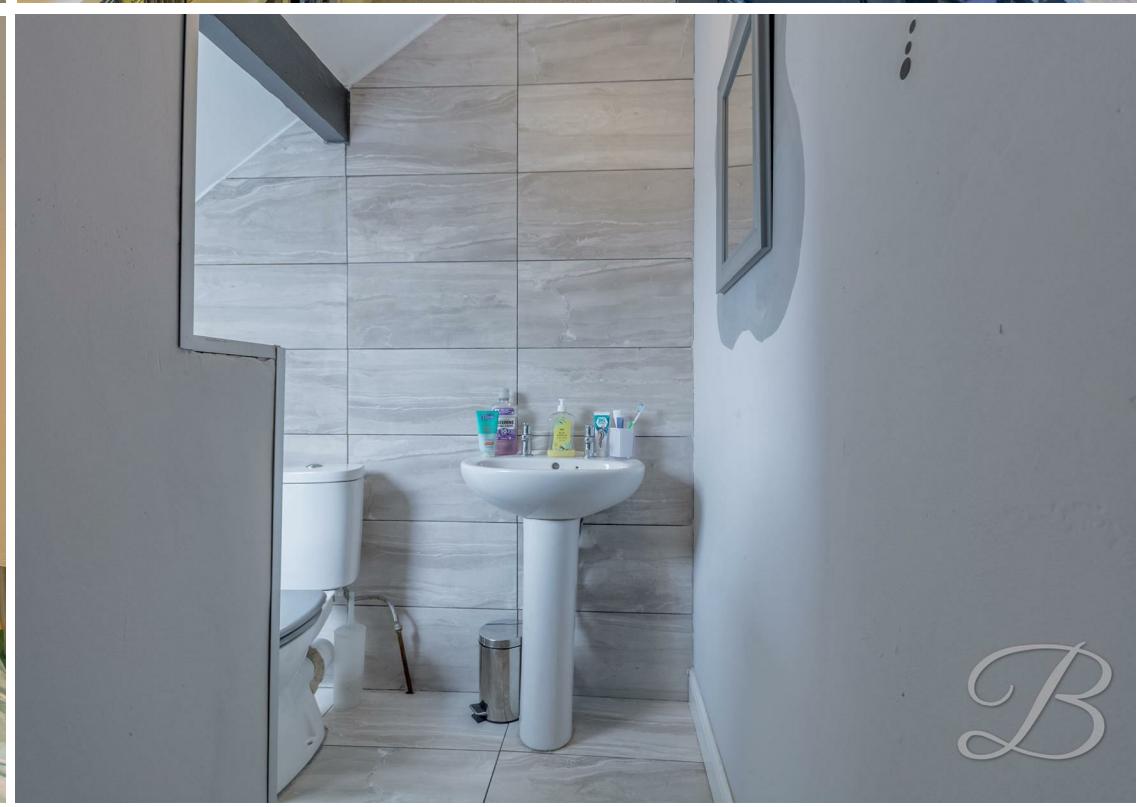
**Bedroom Two 11'2" x 11'9"**  
With carpet to flooring, central heating radiator and a window to the rear elevation.

**Office 6'4" x 11'1"**  
With carpet to flooring and velux window.

**Bathroom 6'6" x 8'0"**  
Complete with a panelled bath, low

flush WC, wash hand basin, full height tiling and a velux window.

**Outside**  
There is an enclosed garden to the rear which is of an excellent size and mainly laid to lawn.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-81) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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