



48 Silk Street

Sutton-In-Ashfield, Nottinghamshire NG17 5AD

Offers Over £100,000

- A SUBSTANTIAL END OF TERRACE WITH TWO BEDROOMS, PLUS AN ATTIC ROOM.
- COMBINATION BOILER, UPVC DOUBLE GLAZING AND CONSUMER UNIT (EICR 2025).
- DINING ROOM TO THE FRONT AND LOUNGE TO THE REAR, WITH STAIRS LEADING OFF.
- LARGE MAIN BEDROOM TO THE FRONT AND SECOND DOUBLE BEDROOM TO THE REAR.
- LOCATED FOR ACCESS TO LOCAL AMENITIES AND JUNCTION 28 OF THE M1 MOTORWAY.
- RIPE FOR REFURBISHING AND PERHAPS THE OPPORTUNITY TO RECONFIGURE.
- ENTRANCE HALL LEADING TO THE CELLAR WITH TWO COMPARTMENTS.
- FITTED KITCHEN WITH WHITE UNITS AND WALL MOUNTED COMBINATION BOILER.
- FULLY TILED BATHROOM WITH THREE-PIECE SUITE, AND SECOND FLOOR ATTIC ROOM.
- POTENTIALLY SUITABLE FOR AN HMO, SUBJECT TO ANY REQUIRED PERMISSIONS.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, head onto Sutton Road and at Kings Mill Hospital, turn left onto Kings Mill Road East. Turn right onto Station Road and then left onto High Pavement. Turn left onto Silk Street.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Half glazed composite front door, radiator and access to the two-compartment cellar.

DINING ROOM

12'1 x 9'5 (3.66m'0.30m x 2.74m'1.52m)

Originally, there wouldn't have been a hallway and so the dining room is perhaps 1 metre narrower than it would have been. UPVC front and side aspect. Radiator. Cupboard housing the meters and consumer unit, certificated February 2025.



LOUNGE

13'6 x 12'5 (3.96m'1.83m x 3.66m'1.52m)

UPVC double glazed aspect to side and rear. Radiator. Stairs rising to the first floor.



KITCHEN

8'4 x 6'10 (2.44m'1.22m x 1.83m'3.05m)

Fitted with white base and eye level units, work tops and stainless-steel sink unit and single drainer. Wall mounted combination boiler. Radiator, UPVC double glazed rear aspect and half glazed back door.



LANDING

Stairs providing access to the attic room.

BEDROOM 1

16'4 x 11'10 (4.88m'1.22m x 3.35m'3.05m)

UPVC double glazed front and side elevation. Radiator. Built in storage.



BEDROOM 2

13'5 x 10'7 (4.09m x 3.23m)

Radiator. UPVC double glazed side and rear elevation



BATHROOM

Comprising panelled bath with mixer shower to the taps, wash hand basin and WC. Full tiling to the walls, radiator and UPVC obscure glaze.



ATTIC ROOM

19'3 x 16'4 (5.87m x 4.98m)

UPVC double glazed turning window. Radiator. Access to eaves space.



OUTSIDE

On street parking is available on Silk Street, with no permit required. There is an enclosed paved area to the rear.



The property is in council tax band A (Ashfield District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for

identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5889/07.05.2026

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

