





53 Mount Street, Mansfield

£115,000 - £125,000 Freehold

TWO BEDROOM TERRACED PROPERTY • GENEROUS LOUNGE AND DINING ROOM • EPC RATING: • FITTED KITCHEN WITH ADDITIONAL UTILITY SPACE • LOW MAINTENANCE REAR GSRDEN WITH PATIO SPACE • IDEAL FOR FIRST TIME BUYERS AND INVESTORS • SITUATED CLOSE TO MANSFIELD TOWN CENTRE AND LOCAL AMENITIES

41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
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Lounge
11' 7" x 11' 1" (3.52m x 3.39m)
A welcoming entrance into the home, this cosy lounge features a fireplace housing an electric fire, creating a focal point within the room. A UPVC double glazed window allows plenty of natural light into the space, while a central heating radiator and power points complete the room.

Dining room
14' 8" x 11' 5" (4.48m x 3.48m)
A generous dining room with enough space to comfortably seat six or more people. The room could also be utilised as an additional sitting or living space if desired and features a wall mounted electric fire. A UPVC double glazed window overlooks the rear garden, while power points and useful under stairs storage provide further practicality. The dining room also provides access to the kitchen and first floor accommodation.

Kitchen
11' 0" x 6' 8" (3.36m x 2.03m)
A generously sized kitchen featuring a range of wall and base units providing an abundance of useful storage. The units house a one and a half sink, with space available for additional appliances. Tiled splashbacks provide ease of maintenance. Two UPVC double glazed windows allow plenty of natural light into the room, while a door provides direct access to the rear garden. The kitchen also benefits from power points throughout, a central heating radiator and additional utility space to the bottom of the kitchen offering additional convenience.

First floor

Bedroom No 1
11' 11" x 11' 6" (3.63m x 3.51m)
A generous double bedroom featuring a UPVC double glazed window overlooking the front of the property and filling the room with natural light. The bedroom also includes a central heating radiator and power points.

Bedroom No 2
11' 10" x 8' 7" (3.61m x 2.62m)
A second double bedroom featuring a UPVC double glazed window overlooking the rear garden. The room also benefits from a central heating radiator and power points.

Bathroom
A generous and well equipped bathroom comprising a low flush WC, pedestal sink, bath and separate walk in mains fed shower. The room also includes a central heating radiator, electric shaver point and UPVC double glazed window.

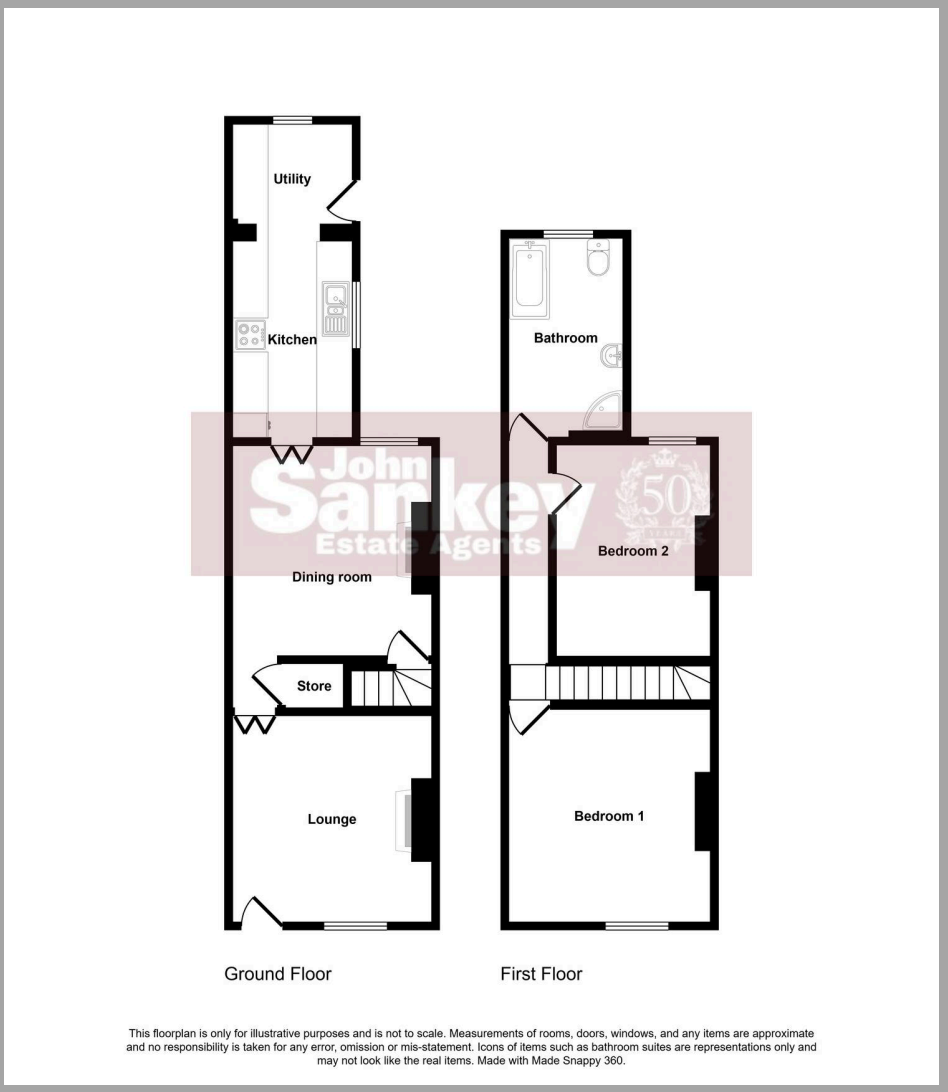


Outside
The rear garden is a low maintenance outdoor space featuring a patio area ideal for seating, relaxing and entertaining guests. The garden provides a blank canvas for the new owner to make the space their own and create an outdoor area to suit their needs. The garden also benefits from shared access with neighbouring properties, providing access through to the front of the property.



Additional information
Tenure: Freehold Council tax band: A
Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker





These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

GUIDE PRICE £115,000-£125,000 A well proportioned two bedroom terraced property offering generous living accommodation and a low maintenance rear garden. Ideally situated within easy reach of Mansfield town centre and a range of local amenities, shops and transport links, the property provides a great opportunity for first time buyers and investors.

The ground floor offers two generous reception spaces, including a cosy lounge with a feature fireplace and a generous dining room with room to comfortably seat six or more people. The dining room could also be utilised as an additional sitting area if desired. A generously sized kitchen provides an abundance of storage, space for appliances and direct access to the rear garden.

To the first floor are two generous double bedrooms, providing plenty of space for comfortable living. A well equipped bathroom features both a bath and separate walk in mains fed shower, adding further practicality.

Outside, the property benefits from a low maintenance rear garden with a patio area ideal for outdoor seating, relaxing and entertaining. The garden also provides plenty of opportunity for the new owner to make the space their own.

With two double bedrooms, two reception spaces, a generous kitchen and a convenient location close to Mansfield town centre and local amenities, this terraced property offers plenty of potential for investors and first time buyers alike.

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