



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher rating is better	
A	105-120
B	81-104
C	61-80
D	41-60
E	21-40
F	1-20
G	1-20

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher rating is better	
A	92-100
B	81-91
C	71-80
D	61-70
E	51-60
F	41-50
G	31-40
H	21-30
I	1-20

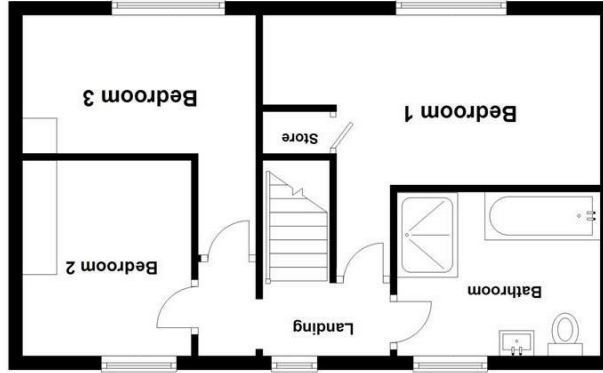


41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com



John Sankey
 Estate Agents

Total area: approx. 89.3 sq. metres (961.7 sq. feet)
 Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
 Plan produced using PlanItP.



First Floor
 Approx. 41.8 sq. metres (450.1 sq. feet)



Ground Floor
 Approx. 47.5 sq. metres (511.6 sq. feet)



John Sankey

48 Aberconway Street, Blidworth, Notts, NG21 0RG
 £150,000

John Sankey
 Estate Agents



Aberconway Street

Blidworth

Nestled in the charming village of Blidworth on Aberconway Street, this delightful mid-terraced house offers a comfortable and spacious family home. Boasting three generously sized bedrooms, this property is perfect for a first time buyer or growing family looking for a cosy abode. Investors too would get a good rental income too.

One of the highlights of this lovely home is its generous rear garden, providing ample space for outdoor activities and relaxation. The convenience of off-street parking adds to the appeal of this property, ensuring you never have to worry about finding a parking spot after a long day.

Step inside to discover a beautifully refurbished four-piece bathroom, with spa bath, perfect for unwinding after a busy day. The kitchen diner is ideal for family meals and entertaining guests, offering a warm and inviting space to create culinary delights.

Additional features such as a downstairs WC, conservatory, and a multi-fuel log burner add character and charm to this already inviting home. The absence of an onward chain makes this property even more enticing, allowing for a smooth and hassle-free move-in process.

Located in a village setting, this home is conveniently situated close to schools, shops, a doctor's surgery, and the A614 transport links, ensuring that all your daily needs are within easy reach. Don't miss the opportunity to make this wonderful property your own - book a viewing today and envision the possibilities of living in this lovely home.



How to find the property

Take the Southwell Road West out of Mansfield continuing past the car garages and over the roundabout by Aldi, stay in the right lane continuing again straight over the roundabout onto Southwell Road East B6020, take the first right turn onto Blidworth Lane following to the bottom, at the bottom of the road veer right onto the B6020 continue past the fire station then turn left onto Belle Vue Lane then take the second right onto Aberconway Street, follow the road round to the left, the property is located on the right hand side.

Ground Floor

Entrance Hall

5'2" maximum x 3'8"

Having doors through to the living room and kitchen and stairs rising to the first floor.

Living Room

16'4" x 12'3" maximum

Having a uPVC double glazed window to the front and doors leading through to the conservatory to the rear making this a light and airy living space. A generous size reception room with a multi fuel log burner and central heating radiator.

Conservatory

7'11" x 10'8"

Which is double glazed.

Kitchen Diner

16'4" maximum x 10'7" maximum

Fitted with a range of wall and base units, cupboards and drawers, oven, hob with extractor fan over, wall mounted central heating boiler, door to the hallway and door to the rear hallway, sink and drainer, uPVC double glazed windows to the front and the rear of the property, space for a table and chairs, integrated wine rack and central heating radiator.

Rear Entrance Hall

5'2" maximum x 3'8"

Having a door leading to the rear garden and to the downstairs w.c.

Downstairs W.C.

5'6" x 2'7"

Having a low flush w.c., wash hand basin and uPVC double glazed window.

First Floor

Stairs and Landing

9'4" x 3'2"

Having doors leading to three bedrooms and the family bathroom.

Bedroom No. 1

16'2" maximum into recess x 8'2"

Having a uPVC double glazed window to the front and central heating radiator.

Bedroom No. 2

9'4" x 8'1"

Having a uPVC double glazed window to the front, central heating radiator and built in cupboard.

Bedroom No. 3

11'2" x 6'7"

Having a uPVC double glazed window to the rear and central heating radiator.

Bathroom

9'9" x 7'10"

A four piece recently modernised bathroom with a jacuzzi bath, shower cubicle housing the shower, wash hand basin, low flush w.c., central heating radiator and uPVC double glazed window to the front.

Outside

To the front of the property it is part walled with hard standing providing off street parking for up to two vehicles. There is access to the rear garden via a covered walk way and gate at the end making this a private enclosed rear garden.

The rear garden is fully enclosed with a recently decked sun area, the rest is laid to lawn and there is a summer house situated at the bottom of the garden.

Additional Information

Council Tax Band A

Freehold

No onward Chain

Standard Construction

Re-roofed in the last few years

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

