

| England & Wales | |
|---|-------|
| EU Directive 2002/91/EC | |
| Min energy rating - lower CO2 emissions | |
| A | 1-10 |
| B | 11-15 |
| C | 16-20 |
| D | 21-25 |
| E | 26-30 |
| F | 31-35 |
| G | 36-50 |

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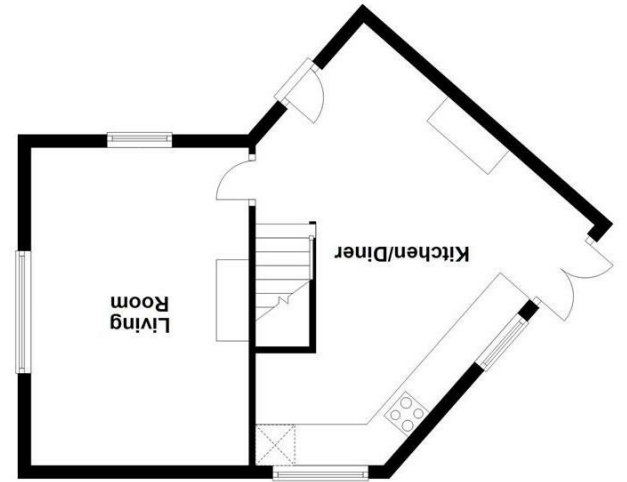
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Total area: approx. 79.3 sq. metres (853.7 sq. feet)
 Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
 Plan produced using PlanLP.



First Floor
 Approx. 40.0 sq. metres (430.6 sq. feet)



Ground Floor
 Approx. 39.3 sq. metres (423.0 sq. feet)



John Sankey

31 Sherwood Avenue, Blidworth, Notts, NG21 0SX
 No Onward Chain £140,000

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Sherwood Avenue

Blidworth

Welcome to this charming three-bedroom semi-detached home, offering clean and tidy accommodation throughout. Upon entry, you're greeted by an inviting open-plan dining kitchen, perfect for entertaining. The fitted kitchen provides ample space for culinary endeavours. Adjacent to the kitchen is the light and airy lounge, featuring a cosy gas fire (not tested), creating the ideal spot to unwind.

Heading upstairs, you'll find three well-appointed bedrooms, providing comfortable living spaces for the whole family. The three-piece bathroom suite offers convenience and functionality.

Externally, the property boasts a generous frontage with off-road parking, as well as the potential to create additional parking if desired. The garden to the rear includes a covered decked seating area, perfect for enjoying outdoor gatherings, along with a lawn bordered by fenced boundaries.

Situated close to local amenities, this property presents an excellent opportunity for first-time buyers seeking a comfortable and welcoming home. Don't miss the chance to make this property yours.

How To Find The Property

From the roundabout from Southwell Road East take the first left onto Blidworth Lane continuing to the bottom to the junction, at the junction veer right onto Mansfield Road and continue to the bottom where you turn left by Tesco onto Dale Lane. Take the 4th left turn onto Sherwood Avenue, where the property is located on the left hand side.



Dining Kitchen

16' x 20'9" maximum

The dining kitchen is the heart of the home, welcoming you as you enter through the composite door. It offers ample space for entertaining, with modern wall and base units providing plenty of storage. The kitchen features a convenient four-ring gas hob with an oven beneath, along with space and plumbing for a washing machine. Natural light streams in through the UPVC double glazed windows and doors, offering views and access to the rear garden. Spotlights illuminate the space, creating a bright and inviting atmosphere and an open fire centre piece (not tested) sits as a central feature. Additionally, there's a central heating radiator, TV point and power points. Internal doors lead to the lounge, while stairs rise to the first floor.

Living Room

16'1" x 11'

The lounge features a gas fire centre piece (not tested) and UPVC double glazed windows to the front and side aspect, providing ample natural light. It also includes a central heating radiator, TV point, and power points with internal door leading to the dining kitchen.

First Floor

Bedroom No 1

11' x 10'2"

Bedroom one includes a UPVC double glazed window to the front aspect, offering natural light. It features a built-in storage cupboard with hanging space, a central heating radiator, TV point and power points.

Bedroom No 2

7'10" x 12'1"

Bedroom two features a UPVC double glazed window to the side aspect, along with a central heating radiator and power points.

Bedroom No 3

12'2" x 7'5"

Bedroom three includes a UPVC double glazed window which offers natural light, along with an alcove that could be utilised to create further storage. Additionally, there is a TV point, power points and a central heating radiator.

Bathroom

6'6" x 5'6"

The bathroom features a three-piece suite, including a low flush WC, a pedestal sink with a mixer tap, and a panelled bath with an electric shower over. There is a UPVC double glazed window to the side aspect, along with a heated towel rail.

Outside

The property boasts a generous frontage with off-road parking and a lawn, offering potential to create additional parking if needed. There is a pedestrian shared access leading to a gate, providing entry to the rear garden.

The rear garden features a covered decked seating area, fenced boundaries, and an external power point. Gated access to the side leads round to the front.

Additional Information

Tenure: Freehold

Council Tax Band: A

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

Please note: A previous surveyor's report noted signs of previous structural movement due to the property being in a historical mining area which is not uncommon within this area.

