



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - higher rating color	
(1-20)	A
(21-30)	B
(31-40)	C
(41-50)	D
(51-60)	E
(61-70)	F
(71-80)	G
(81-90)	H
(91-100)	I

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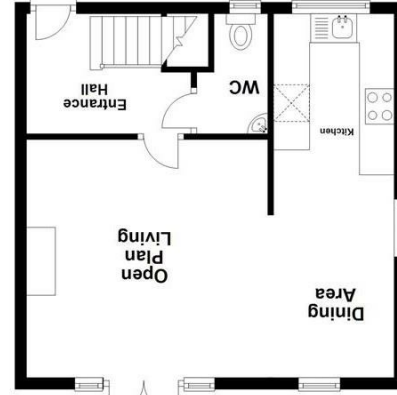
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Estate Agents

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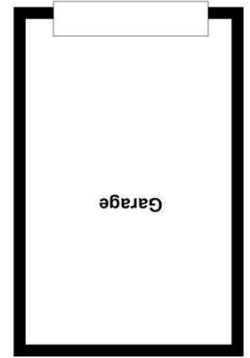
Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanItP.



First Floor
Approx. 40.3 sq. metres (433.4 sq. feet)



Ground Floor
Approx. 40.2 sq. metres (432.7 sq. feet)



Total area: approx. 80.5 sq. metres (866.1 sq. feet)



John Sankey

24 Byron Avenue, Mansfield Woodhouse, Notts, NG19 9JP
 £165,000

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Byron Avenue

Mansfield Woodhouse

Nestled in the charming Byron Avenue of Mansfield Woodhouse, Mansfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. Boasting three cosy bedrooms and a well-appointed bathroom, this property is ideal for families looking for a new place to call home.

As you step inside, you'll be greeted by an inviting open plan lounge, kitchen, and diner, providing a seamless space for relaxation and entertainment. The shared drive and garage offer parking, ensuring your convenience in this bustling neighbourhood.

One of the highlights of this property is the generous, well-maintained rear garden, a tranquil oasis where you can unwind and enjoy the outdoors. Whether it's a morning coffee or an evening barbecue, this space is perfect for creating lasting memories with loved ones.

Situated close to the local amenities of Mansfield Woodhouse, including the quaint High Street, shops, cafes, supermarkets, train station, bus routes, and schools, this home offers the perfect balance of suburban tranquillity and urban convenience. Additionally, being adjacent to the A60 transport links, commuting to and from this location is a breeze.

Don't miss the opportunity to make this charming semi-detached house your own. Book a viewing today and discover the endless possibilities that this property has to offer.



How to find the property

Leave Mansfield via the A60 Woodhouse Road and at the traffic lights adjacent to the four ways turn left onto Butt Lane, then turn left onto Burns Avenue then right onto Byron Avenue and the property is on the left hand side and can be identified by our for sale board.

Ground Floor

Entrance Hall

9'4" maximum x 6'10"

With a uPVC door, central heating radiator, stairs rising to the first floor, laminate floor, door to the downstairs w.c. and lounge.

Open Plan Living Room/Dining Kitchen

13'9" x 13'7"

Having uPVC french doors leading out to the generous well maintained garden, side windows and uPVC window to the front, there is an archway through to the dining room opening to the kitchen, laminate floor and there is space for a table and chairs.

Kitchen Area

20'8" x 6'10"

Fitted with a range of wall and base units, cupboards and drawers, stainless steel sink and drainer, uPVC window to the front, plumbing for a washing machine, space for a fridge freezer, eye level oven, gas hob with extractor fan over with an opening into the dining area.

First Floor

Stairs and Landing

9'9" maximum x 9' maximum

With a radiator and a uPVC window to the front.

Bedroom No. 1

13'7" x 10'5"

With a uPVC double glazed window to the front, central heating radiator and laminate floor.

Bedroom No. 2

10'8" x 10'1"

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

Bedroom No. 3

9'9" x 5'11"

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

Bathroom

10'5" maximum x 6'10"

Having a wash hand basin, low flush w.c. and bath, part tiled walls and central heating radiator.

Outside

The front of the property has a shared driveway leading to the garage with up and over door, there is access to the generous size rear garden that is well maintained, laid to lawn with patio areas and an abundance of flowers, plants and shrubs. There are two lawns, situated on a generous plot, two patio areas and garden shed.

Additional Information

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

