

England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
11-20	G
17-20	F
13-20	E
10-20	D
7-20	C
4-20	B
1-20	A
0	A+

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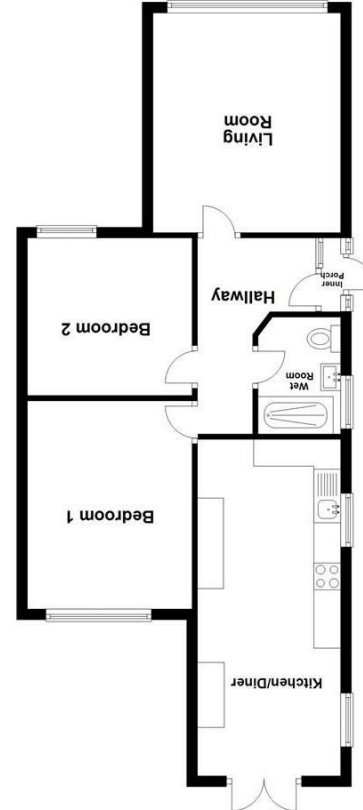
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John Sankey
 Estate Agents

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 Floorplan.

Total area: approx. 62.9 sq. metres (677.3 sq. feet)



Ground Floor
 Approx. 62.9 sq. metres (677.3 sq. feet)



61 Gordondale Road, Mansfield, Notts, NG19 7DF
 Guide Price £210,000 to £220,000

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Gordondale Road

Mansfield

****GUIDE PRICE £210,000-£220,000**** Nestled on the charming Gordondale Road in Mansfield, this extended semi-detached bungalow offers a delightful living opportunity. Boasting a spacious, light and airy living room, two double bedrooms, and a modern shower room, this property is perfect for those seeking comfort and style.

One of the highlights of this home is the new kitchen which was installed in 2023 and extended, promising a fresh and contemporary space for culinary delights and gathering with friends and loved ones. With parking available for up to three vehicles on the paved driveway, convenience is at the forefront of this residence.

Step outside into the gorgeous low maintenance landscaped garden, a true gem of this property. This outdoor oasis is not only aesthetically pleasing but also ideal for hosting gatherings and enjoying the British summer time weather.

Located in a popular area, this bungalow offers a peaceful retreat while still being close to amenities and transport links. Not only that the property is being sold with NO UPWARD CHAIN. Don't miss the chance to make this charming property your new home sweet home in Mansfield.

How to find the property

Leave Mansfield via Chesterfield Road South and turn right onto West Bank Avenue just after the Tesco superstore, then after the brow of the hill turn left onto Westdale Road and then left onto Gordondale Road following the road round to the right where the property is then located on the left hand side clearly marked by one of our signboards.



Ground Floor

Inner Porch

4'6" x 1'2"

Accessed via a uPVC door, there is tiled flooring and a further uPVC door leading into the main entrance hall.

Hallway

12' maximum x 7'3" maximum

Provides access to all of the bungalow's accommodation along with loft access with a pull down loft ladder, additionally there is a central heating radiator and very useful cupboard providing storage solutions.

Living Room

13'5" x 11'6"

Benefits from a uPVC double glazed picture window to the front aspect offering the room plenty of natural light, benefitting from modern decoration with an electric fire centrepiece which sits as the central feature, there are an ample amount of power points, television point and central heating radiator.

Extended Kitchen/Diner

20'3" x 8'8"

The kitchen was extended, redesigned and fitted in 2023 providing a beautiful modern space for entertaining offering high gloss wall and base units providing a comprehensive amount of storage, a square edge work surface houses a one and a half bowl sink and drainer unit with a mixer tap, a four ring electric hob with extractor above, there is space and plumbing for both a washing machine and dishwasher, there is a fitted oven, spotlights to the ceiling and uPVC double glazed windows and french doors provide plenty of natural light to the room and give access out to the rear garden.

Bedroom No. 1

12'9" x 10'1"

Located to the rear of the property a good size double bedroom benefitting from neutral decoration, a uPVC double glazed window to the rear aspect overlooks the garden, central heating radiator, coving to the ceiling and power points.

Bedroom No. 2

10'1" x 9'8"

Again a generous size double room in our opinion with neutral decoration with a uPVC double glazed window to the front aspect, central heating radiator and power points.

Wet Room

7'2" x 5'1"

Ideal especially for an older person or if you struggle with mobility having an electric shower and fully tiled walls, a sink unit with storage beneath and mixer tap, low flush w.c., central heating radiator and uPVC double glazed window to the side aspect.

Outside

Both the front and back have been transformed in the last two years with the front having a driveway providing parking now for at least two to three cars comfortably with a stone border to one side, double gates provide privacy and also give access round to the rear garden.

The rear garden itself has been recently landscaped to include a low maintenance space ideal for relaxation on those summer evenings benefitting from a spacious patio area, railway sleeper retainers lead up to a pebbled area where there is space for a hot tub and the hot tub is negotiable subject to offer. To the top of the garden there is a further beautifully paved seating area and a larger than average shed which will be included within the property sale. The property benefits from fenced boundaries which provide a fantastic degree of privacy to the plot itself and double gates to one side lead round to the driveway. Additionally there is also an outside tap and french doors lead into the kitchen.

Additional Information

Tenure: Freehold

Council Tax Band: B

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

