



## 78 Sutton Road, Mansfield

Offers In The Region Of £175,000 Freehold

SEMI-DETACHED PROPERTY • IN NEED OF COMPLETE MODERNISATION • BRILLIANT OPPORTUNITY TO PUT YOUR OWN STAMP ON A FOREVER HOME • THREE BEDROOMS • NO UPWARD CHAIN, CLOSE TO LOCAL AMENITIES OF MANSFIELD



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email: [enquiries@johnsankey.com](mailto:enquiries@johnsankey.com)

**John Sankey**











### Outside

The property offers a concreted driveway providing off-road parking and access to a garage, alongside a low maintenance front garden. A side gate leads to the rear garden, which features bordered flower beds, trees, plants, and pathways that navigate through the space.

### Garage

Up & over door provide storage.

### Additional Information

Tenure: Freehold

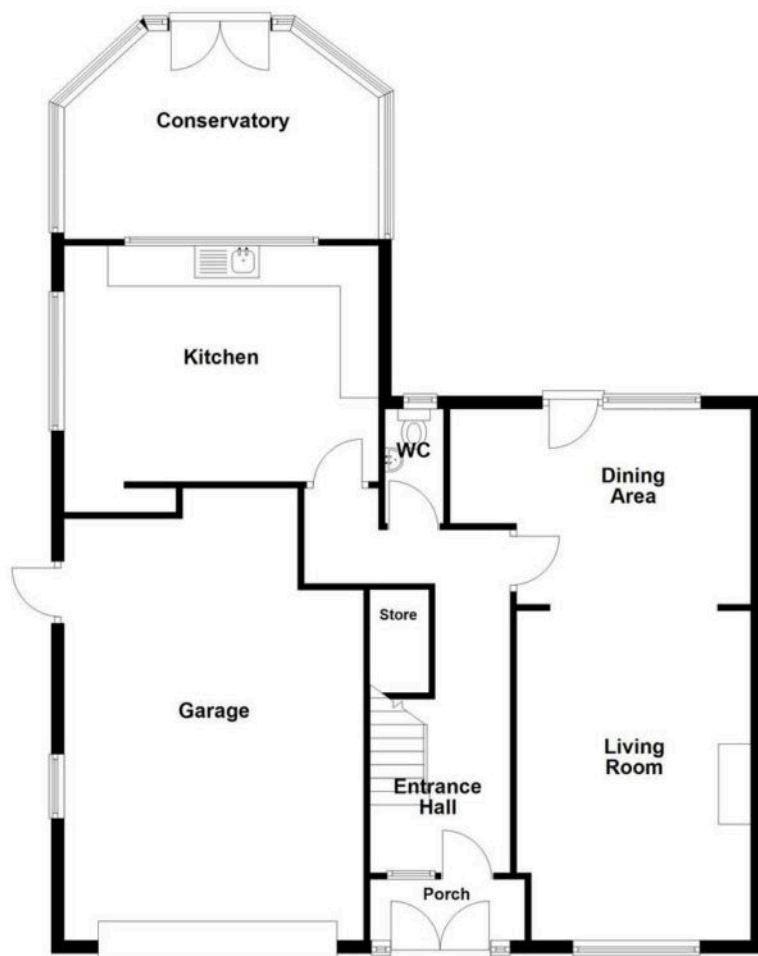
Council Tax Band: B

Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker, Standard construction, No onward chain.



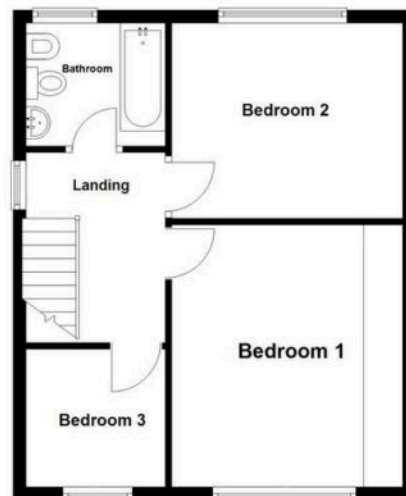
### Ground Floor

Approx. 83.8 sq. metres (902.5 sq. feet)



### First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



Total area: approx. 126.2 sq. metres (1358.3 sq. feet)

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.



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