

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





Porch

A UPVC double-glazed French doors opens into a small porch, providing convenient space for shoe and coat storage.

Entrance Hall

Enter the property through a wooden door from the porch into the entrance hall, which features a central heating radiator for comfort. Natural light streams in from the porch, brightening the space.

Lounge / Diner

16' 10" x 11' 11" (5.13m x 3.63m)

The lounge features a UPVC double-glazed window at the front aspect, filling the space with natural light. A brick fireplace with an electric fire adds character, alongside a central heating radiator and coved ceiling. An archway connects the lounge to the dining area, which boasts a floor-to-ceiling UPVC window and an attached UPVC door opening to the rear garden. This area also includes a coved ceiling, central heating radiator, and a recessed section for additional space.

Dining Area

15' 4" x 10' 0" (4.67m x 3.05m)

Kitchen

16' 1" x 12' 1" (4.90m x 3.68m)

A spacious open-plan kitchen with room for a dining table. Fitted with wall and base units, a sink, and an electric hob, it also includes a UPVC double-glazed window to the side, a wooden window overlooking the conservatory. The kitchen features tiled walls and floors, a small pantry area, and power points.

WC

The WC has a central heating radiator, half-tiled walls, shave point, and a wall-mounted sink. A UPVC doubleglazed window fills the space with natural light.

Conservatory

The conservatory is bright and spacious, thanks to floorto-ceiling UPVC double-glazed windows that offer views of the rear garden and access through a UPVC door.

Bedroom No 1

13' 5" x 11' 9" (4.09m x 3.58m)

Featuring fitted wardrobes spanning one wall, a UPVC double-glazed window at the front aspect that fills the room with natural light, a coved ceiling, a central heating radiator, and power points.

Bedroom No 2

11' 9" x 9' 10" (3.58m x 3.00m)

This room features a fitted wardrobe, a UPVC doubleglazed window with views over the rear garden, a central heating radiator, and power points.

Bedroom No 3

7' 4" x 7' 1" (2.24m x 2.16m)

A smaller bedroom suitable for use as a home office, with a UPVC double-glazed window to the front aspect, a central heating radiator, and power points.

Bathroom

Fully tiled from floor to ceiling, the bathroom includes a coved ceiling, a pedestal sink, a low flush WC, a bath with an electric shower above, and spotlights to the ceiling. A UPVC double-glazed window and central heating radiator complete the room.

Outside

The property offers a concreted driveway providing offroad 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

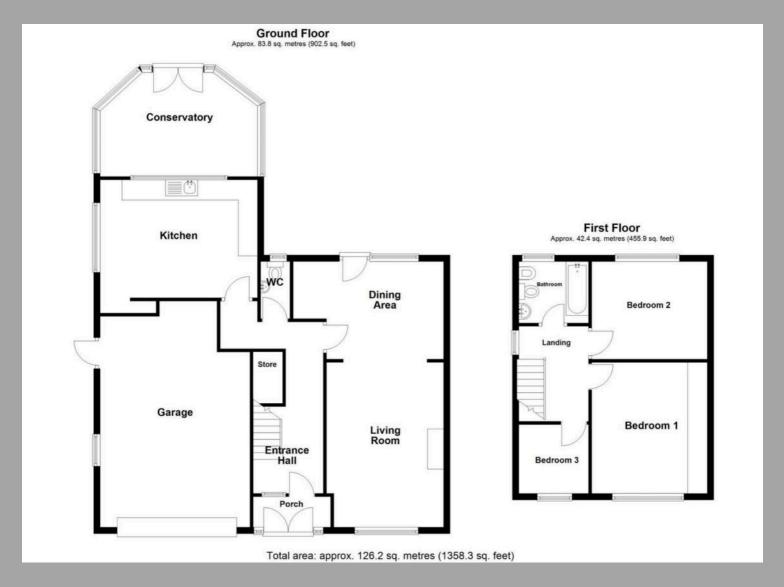
Council Tax Band: B

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









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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