



## 107 Dallas Street, Mansfield

£175,000 Freehold

TWO BEDROOM SEMI DETACHED HOUSE • COMPLETELY RENOVATED OVER THE LAST FOUR YEARS • OFFERING MODERN, CLEAN AND TIDY INTERIOR • 78FT WAREHOUSE/GARAGE WITH B2 INDUSTRIAL STATUS, WHICH FOR A TRADE OR STORING VEHICLES IS A HUGE ADVANTAGE • OPEN PLAN/ LIVING DINING ROOM • NO UPWARD CHAIN, VIEWING HIGHLY RECOMMENDED



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**John Sankey** 50 YEARS



### **Entrance Porch**

5' 8" x 4' 1" (1.73m x 1.24m)

The property opens into an entrance porch, offering convenient storage space. Ceiling spotlights illuminate this area, which then leads into the lounge and dining area.

### **Lounge/Diner**

26' 2" x 14' 6" (7.98m x 4.42m)

This open-plan lounge and dining space is generously proportioned and benefits from natural light filling the space through UPVC double glazed windows at both the front and rear of the property. Additional lighting is provided by ceiling spotlights, creating a bright and welcoming atmosphere. Laminate flooring runs throughout, under-stairs storage makes the space more practical and central heating radiators complete the space.

### **Kitchen**

11' 10" x 7' 4" (3.61m x 2.24m)

The kitchen is well-appointed with wall and base units complemented by tiled splash backs throughout. It includes modern appliances such as an integrated dishwasher, fridge freezer, and a gas hob and oven with an extractor fan. The space is enhanced by a vertical central heating radiator and a rear door providing convenient access to the garden. A one-and-a-half sink unit adds practicality, while laminate flooring flows seamlessly from the lounge/diner. Natural light enters through a UPVC double glazed window to the side aspect, further illuminated by ceiling spotlights and access is gained to the utility area.

### **Utility room/WC**

5' 10" x 7' 4" (1.78m x 2.24m)

This downstairs WC doubles as a utility area, featuring wall and base units with storage, a sink, and a low-flush WC. The space is finished with tiled splash backs, a central heating radiator, and a UPVC double glazed window to the side aspect for natural light.

### **First Floor**

#### **Bedroom No 1**

11' 5" x 14' 3" (3.48m x 4.34m)

A generous sized bedroom with a UPVC double glazed window facing the front of the property, allowing ample natural light to flood the space. It includes a central heating radiator, ceiling spotlights, and multiple power points.

#### **Bedroom no 2**

8' 0" x 14' 8" (2.44m x 4.47m)

This bedroom overlooks the rear garden through a UPVC double-glazed window. It features built-in recessed shelves, a central heating radiator, spotlights, and power points.

#### **Bathroom**

The bathroom is equipped with wall and base units, a vanity sink, a low-flush WC, and a bath with a mains-fed shower. It also includes a heated towel rail, and a window to the side aspect, ensuring plenty of natural light.

## Outside

A low maintenance front leads to the main entrance door. At the rear, a concreted patio area offers a practical space for outdoor seating or activities. Beyond the patio, the garden continues with a raised section laid with low-maintenance artificial grass, ideal for relaxation or play. A low-lying wall borders the rear garden, providing a subtle boundary between this property and the neighbouring garden.

## Warehouse/ Garage

78' 2" x 18' 8" (23.83m x 5.69m)

The spacious warehouse area has B2 industrial status making it a very attractive proposition for trades. It spans over 78ft and features a secure electric shutter door to the front, lighting, and multiple power points. Its generous size offers excellent trade storage and functional potential for a business.

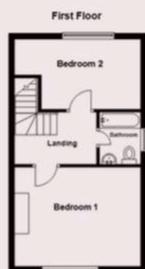
## Additional information

Tenure: Freehold

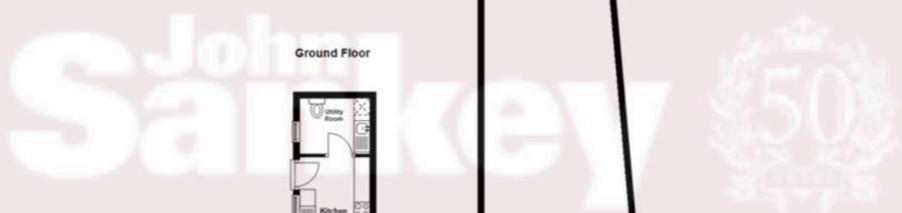
Council tax band: A

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