



## 107 Dallas Street, Mansfield

Guide Price £125,000 to £135,000 Freehold

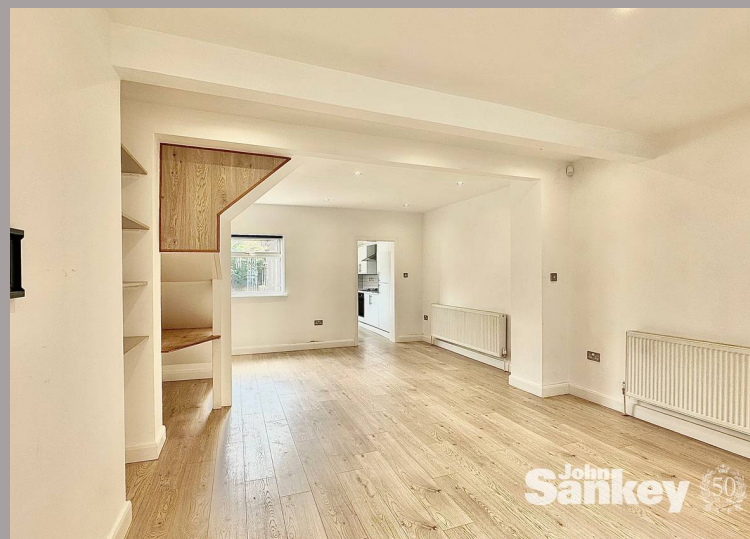
TWO BEDROOM SEMI DETACHED HOUSE • COMPLETELY RENOVATED OVER THE LAST FOUR YEARS • OFFERING MODERN, CLEAN AND TIDY INTERIOR • OPEN PLAN/ LIVING DINING ROOM • NO UPWARD CHAIN, VIEWING HIGHLY RECOMMENDED



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
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**John Sankey**





### **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.

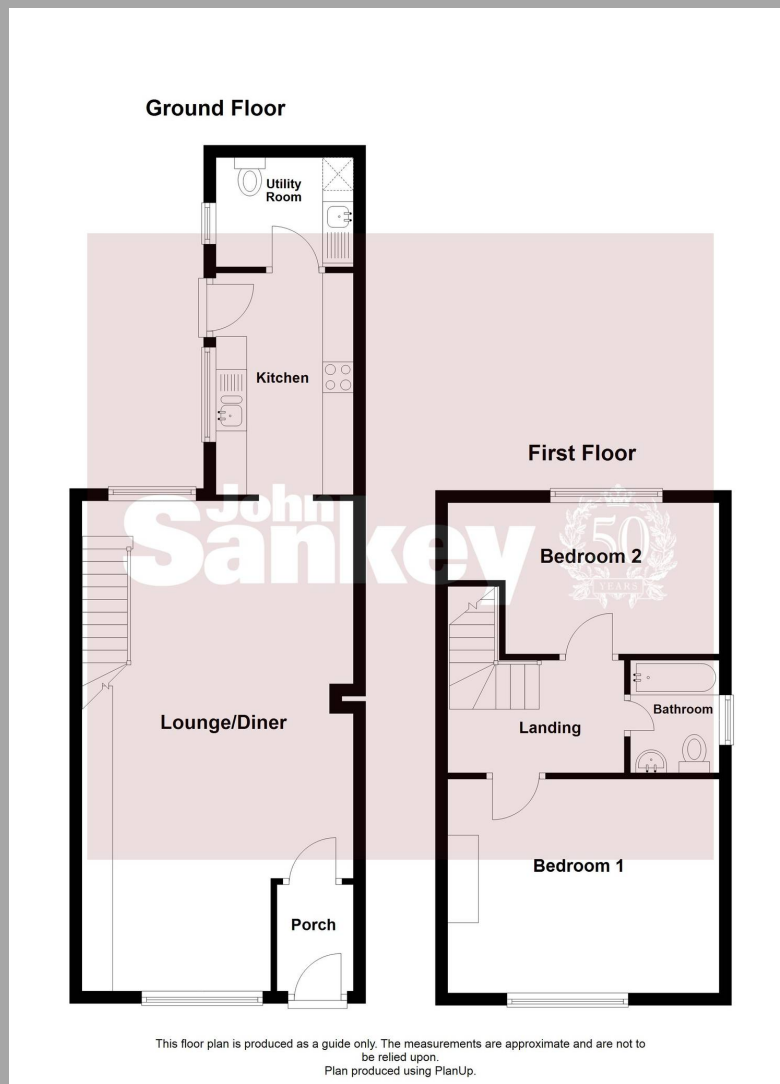
## Additional information

Tenure: Freehold

Council tax band: A

Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.





These brochures are produced as a guide only. The floor plan and measurements are not to be relied upon for furnishing or any other purposes and are approximate.

**\*\*\*GUIDE PRICE £125,000–£135,000\*\*\*** This superbly renovated semi-detached home offers a rare and exciting opportunity, blending stylish residential living while being within easy reach of local amenities. Over the past four years, the property has undergone an impressive transformation, including a full rewire, re-plastering throughout, a new gas central heating system, and high-quality upgrades to both the kitchen and bathroom. A useful utility area and downstairs WC have also been created—an ideal feature for families or those buying their first home.

Internally, the accommodation begins with a welcoming entrance area which leads through to a beautifully presented, open-plan lounge and dining room. This space has been thoughtfully opened up by the current owner, creating a fantastic social area perfect for entertaining or relaxing. The décor is modern and neutral, with an abundance of natural light flowing through the windows to create a bright and airy feel. The kitchen follows on and is finished to a contemporary standard, with the adjacent utility area and WC providing practicality without compromise on style.

Upstairs, there are two well-proportioned bedrooms, both tastefully decorated, and a modern bathroom suite which continues the modern theme seen throughout the property.

Externally the property offers a lovely low maintenance garden to the rear, lending itself to become the perfect area for relaxing or entertaining friends and family.

Offered for sale with NO UPWARD CHAIN, and situated in a convenient location with good access to local amenities and road links, an early viewing is essential to fully appreciate the accommodation on offer here.



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