



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A

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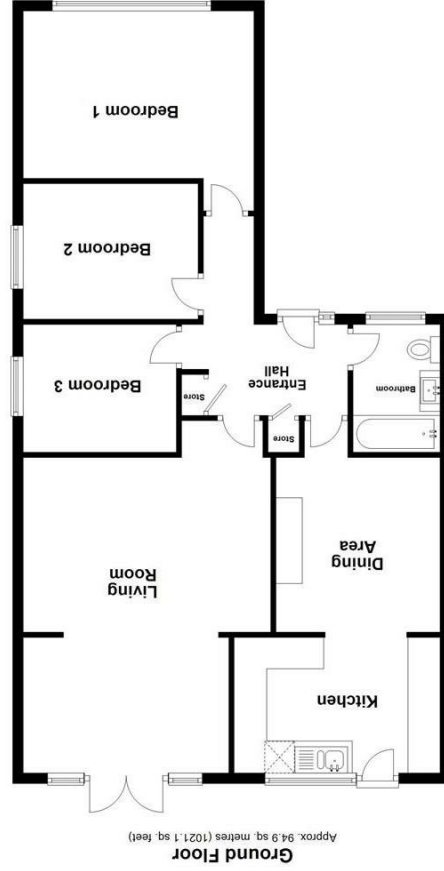


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**John Sankey**  
 Estate Agents

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 produced using PlanIt.



28 Gordondale Road, Mansfield, Nottinghamshire, NG19 7DG  
 Guide Price £210,000 to £220,000

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 Estate Agents





# Gordondale Road

## Mansfield

**\*\* GUIDE PRICE £210,000 TO £220,000 \*\* NO ONWARD CHAIN** on this extended, nicely presented Semi Detached **THREE BEDROOMED** Bungalow in a highly sought after residential area close to a large supermarket, bus route, doctors and the abundance of amenities in Mansfield town centre. The accommodation comprises of a hallway, extended 23 foot lounge with a view, extended kitchen diner with appliances including double oven, hob, extractor fan, dishwasher and plumbing for a washing machine. Recently refurbished bathroom, three bedrooms, new flooring in some rooms, a combination boiler approximately one year old, front and rear gardens and block paved driveway providing parking for several vehicles.

### How to find the property

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

### Ground Floor



### Entrance Hall

With a uPVC door and side window, radiator, cupboard housing the Baxi combination boiler which is less than a year old, door to storage cupboard and doors to three bedrooms, bathroom, lounge and kitchen diner.

### Lounge

23'05" to french doors x 15'07"

With brick fireplace housing an electric fire with television stand, tiled hearth and mantle, two central heating radiators, coving to the ceiling, door to hallway, two wall lights and uPVC double glazed french doors and side windows leading to the rear garden with views.

### Kitchen Area

13'04" x 9'01"

Fitted with a range of wall and base units, high gloss, modern cupboards and drawers, eye level oven and grill, extractor fan, plumbing for a washing machine, slimline dishwasher included, door and side window to the rear and opening through to the dining room.

### Dining Room

10'11" into alcove x 13'06"

With an opening to the kitchen, space for a fridge freezer, radiator and door to the hallway.

### Master Bedroom

14'06" x 12'08" into the alcove

With a uPVC double glazed window to the front and central heating radiator.

### Bedroom No. 2

11'02" x 8'07"

With a radiator and uPVC double glazed window to the side.

### Bedroom No. 3

9'08" x 8'03"

With a uPVC double glazed window to the side and central heating radiator.

### Family Bathroom

Which is fully refurbished with a low flush w.c., wash hand basin in a vanity unit with vanity mirror and lights, bath, fully tiled walls with spotlights to the ceiling, central heating radiator and uPVC double glazed opaque window to the front of the property.

### Outside

#### Gardens Front

The front garden has a block paved driveway for several vehicles, part walled and laid to lawn with a block paved path leading to the front door, mature bushes, trees and shrubs.

#### Gardens Rear

The rear garden is fully enclosed with access via a gate to the front, laid to lawn with mature plants, shrubs and bushes.

### Additional Information

Tenure: Freehold

Council Tax Band: B

