



## 7 Birkland Avenue, Mansfield Woodhouse

£225,000 - £235,000 Freehold

WELL PRESENTED SEMI-DETACHED PROPERTY • THREE BEDROOMS, LOUNGE & DINING KITCHEN • DRIVE, GARAGE AND WELL CURED REAR GARDEN • DOWNSTAIRS WC WITH SHOWER, NO UPWARD CHAIN • EPC RATING: TBC ,VIEWING HIGHLY RECOMMENDED



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

**John Sankey**











### Outside:

The property is set back with an attractive frontage, featuring a driveway that comfortably accommodates at least two cars. Steps lead up to the main entrance door, with a low-maintenance pebbled garden and shrubbed borders adding kerb appeal. The driveway extends to the garage, which features an up-and-over door and a gated side entrance leading to the rear garden. The beautifully maintained rear garden has been carefully landscaped over the years, offering a paved patio seating area, a shaped lawn, and dug-out borders with mature shrubs. Several bedding planters provide the perfect opportunity for keen gardeners to grow their own produce. The greenhouse and shed offer power and will be included in the property sale, and a side gate provides easy access to the driveway. Additionally, there is an outdoor tap, making garden maintenance even more convenient.

### 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.

