





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















Entrance Hall

Accessed via a UPVC double glazed door, the entrance hall provides a welcoming space with stairs rising to the first floor. A central heating radiator ensures warmth, while internal doors lead to the dining kitchen, living room, and downstairs WC, offering convenient access to all ground-

Downstairs WC

A useful addition to the home, this downstairs WC includes a low-flush WC and a mains-fed shower, with wet-wall boarding to part of the walls for easy maintenance. The tiled flooring adds a practical touch, and a UPVC double glazed window to the side allows natural light to enter.

Living Room

15' 3" x 12' 11" (4.65m x 3.94m)

This inviting room features a UPVC double glazed bay window to the front, allowing plenty of natural light to flood in. A coal-effect gas fire serves as a central focal point, creating a cosy atmosphere. The room is further enhanced by three central heating radiators, deep skirting boards, coving to the ceiling, and TV and power points, making it a comfortable and functional living space.

Dining Kitchen

19' 2" x 8' 2" (5.84m x 2.49m)

A generous space that spans the width of the property at the rear, this well-appointed kitchen features wall and base units with a work surface housing a sink and drainer unit with a mixer tap. The freestanding gas cooker and washing machine will be included in the sale, along with a fitted extractor hood and complementary tiled splash backs. Windows and a door to the rear provide plenty of natural light, with the door leading seamlessly into the conservatory. The dining area comfortably accommodates 4 to 6 people, making it ideal for family meals or entertaining. The gas central heating boiler is also located here, along with two central heating radiators.

Conservatory

12' 8" x 6' 6" (3.86m x 1.98m)

A wonderful space to relax, the conservatory benefits from panoramic views of the garden and direct access to the outdoor space. With a central heating radiator, this room is suitable for year-round use. The tiled flooring ensures easy maintenance, and its seamless connection to the dining kitchen enhances the flow of the home.

First Floor

Bedroom No 1

12' 9" x 12' 1" (3.89m x 3.68m)

A bright double bedroom, benefiting from fitted wardrobes along one wall, providing ample storage. A UPVC double glazed window to the front fills the room with natural light, while a central heating radiator and power points complete the space.

Bedroom No 2

11' 6" x 10' 10" (3.51m x 3.30m)

Another generously sized double bedroom, featuring fitted storage cupboards for added practicality. A UPVC double glazed window to the rear offers a pleasant outlook over the garden, while a central heating radiator and power points complete the room.

Bedroom No 3

7' 2" x 6' 7" (2.18m x 2.01m)

A single bedroom, ideal as a child's room, home office, or guest space. A UPVC double glazed window to the front aspect ensures natural light, complemented by a central heating radiator and power point.

Shower Room

This well-appointed shower room features a three-piece suite, including a low-flush WC, pedestal sink with mixer tap, and a shower cubicle with an electric shower. Wet-wall boarding within the shower cubicle provides a modern and low-maintenance finish, while the remaining walls are tiled. A central heating radiator and UPVC double glazed window to the rear complete the space.

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 then click mobile & broadband checker.





