



Mansfield Road

Skegby, Sutton-In-Ashfield, NG17 3DW

£125,000



Welcome to this mid-terrace house located on Mansfield Road in the village of Skegby, Sutton-In-Ashfield. This property boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones, with two large double bedrooms and an oversized bathroom.

The location provides easy access to local amenities, schools, and parks, making it a convenient choice for families or professionals alike. Close road networks for the A38 and M1.



Description

This two double bedroom mid terraced property is an ideal FTB / Investors property. The property briefly comprises of two reception rooms, kitchen, two double bedrooms and a large bathroom with shower cubicle and bath. Rear enclosed garden and out buildings to the back.

The property is in need of some modernisation and decorative work in places.

Entrance 11'9" x 2'11" (3.60m x 0.91m)

The property is entered through a front porch with wooden door into the internal doo into the quarry tiled hallway.

Front Reception Room 12'0" x 10'5" (3.67m x 3.20m)

The front reception room has a wood surround fire place, tiled hearth for a free standing electric fire, carpet, radiator and built in storage at the side of the chimney breast.

Living Room 15'1" x 11'6" (4.60m x 3.52m)

The living room has a centre feature of a stone fire place with solid wood mantles, space for a gas fire as secondary heating, wooden plate rails around the room with carpet, radiator and stairs leading to the first floor.

Kitchen 13'1" x 7'1" (4.00m x 2.16m)

The kitchen has wall and base units, stainless sink and drainer, space for a cooker, washing machine and under counter fridge / freezer. The rear door leads into the colourful rear garden.

Beyond the kitchen there is the extension which has plumbing for a down stairs toilet and hand basin. The works are in need of completion.

Master Bedroom 15'1" x 12'0" (4.60m x 3.67m)

The master bedroom is a front facing generous size double room with floor board flooring, picture rail and radiator.

Bedroom Two 11'8" x 11'5" (3.56m x 3.50m)

A double bedroom rear facing with floor board flooring and radiator.

Bathroom 13'1" x 7'4" (4.00m x 2.25m)

The bathroom is of a great size and comprises of a separate shower cubicle, bath, wc and hand basin. Paart tiled walls, vinyl flooring and the airing cupboard housing the hot water tank.

Outside

To the front of the property there is aa small enclosed garden with a wall with wrought iron railings.

To the rear there is a colourful garden with lawn, established shrubs and plants leading up the stepping stones to the brick built out buildings.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

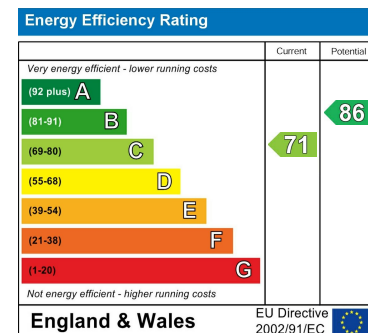
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk