

**15 Stafford Street**  
**Mansfield, Nottinghamshire NG19 6AN**  
**£110,000**

- A TWO-BEDROOM END OF TERRACE IN POPULAR RESIDENTIAL AREA.
- INCLUDES GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING.
- TWO DOUBLE BEDROOMS AND BATHROOM WITH FOUR PIECE SUITE (SEPARATE SHOWER).
- TO THE REAR, THERE IS AN OUTHOUSE AND THEN A LAWNED GARDEN.
- PREVIOUSLY RENTED BUT NOW FOR SALE WITH VACANT POSSESSION.
- LOUNGE, SEPARATE DINING ROOM AND FITTED KITCHEN.
- SMALL FRONTAGE TO THE PROPERTY, ADDING TO THE PRIVACY INSIDE.
- LOCATED JUST OFF WESTFIELD LANE, WITH DIRECT ACCESS TO THE TOWN CENTRE.

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

from the bottom of Stockwell Gate, continue clockwise on Rosemary Street, turning left at the traffic lights onto Westfield Lane. Further up here, turn left onto Stafford Street and the property is on the right hand side.

## ACCOMMODATION COMPRISES

### LOUNGE

**12'3 x 11'4 (3.73m x 3.45m)**

UPVC double glazed front aspect, timber front door and radiator.

### DINING ROOM

**12'3 x 11'3 (3.73m x 3.43m)**

UPVC double glazed rear aspect, radiator, under stair cupboard and stairs leading to the first floor.



### KITCHEN

**12'6 x 6'4 (3.81m x 1.93m)**

Fitted with a range of base and eye level units, roll tops and stainless steel sink unit and single drainer. Wall mounted combination boiler. UPVC double glazed door and window.

### FIRST FLOOR

### LANDING

### BEDROOM ONE

**12'4 x 11'6 (3.76m x 3.51m)**

Built in cupboard with loft hatch. UPVC double glazed front elevation. Radiator.



### BEDROOM TWO

**11'5 x 8'10 (3.48m x 2.69m)**

Radiator. UPVC double glazed rear elevation.



### BATHROOM

Four piece suite comprising panelled bath, wash hand basin, WC and shower cubicle. Radiator and UPVC obscure glaze window.

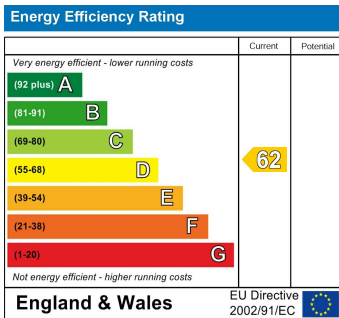


### OUTSIDE

There is a small forecourt to the property, meaning that the property isn't flush to the

pavement, adding to the privacy inside. There is a grassed to the rear and a right of way for next door.

The property is in council tax band A (Mansfield District Council).



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