



**15a Meden Avenue**  
**New Houghton, Nottinghamshire NG19 8SP**  
**£150,000**

- A MODERN TWO BEDROOM SEMI DETACHED HOUSE IN A POPULAR RESIDENTIAL AREA
- GAS CENTRAL HEATING (CONDITION UNKOWN) AND UPVC DOUBLE GLAZING
- OFF-STREET PARKING FOR TWO CARS
- GOOD ROAD LINKS TO M1 AND APPROXIMATELY 4 MILES FROM MANSFIELD TOWN CENTRE
- IN NEED OF SOME MINOR REFURBISHMENT
- ENCLOSED REAR GARDEN
- IDEAL HOME FOR A FIRST-TIME BUYER OR AN INVESTOR

## VIEWING:

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

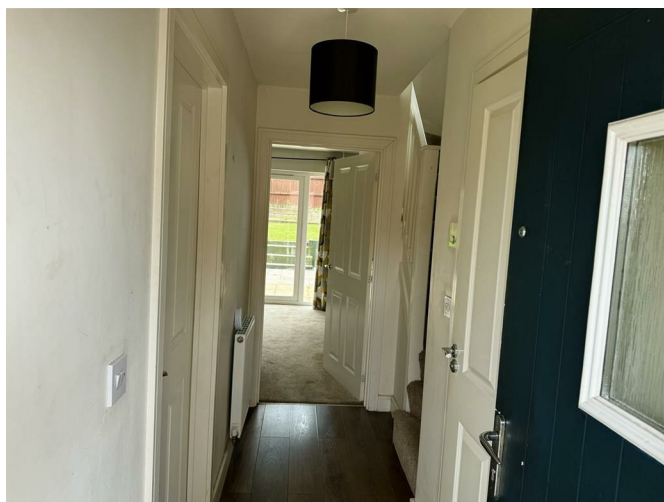
## DIRECTIONS:

From Mansfield, proceed north on Chesterfield Road South (A6191) which becomes Chesterfield Road North (A617) to the traffic island. Take the third exit towards New Houghton onto Rotherham Road B6417) and then turn left onto Appleby Road bearing right onto Meden Avenue where the property is on the left-hand side, clearly identified by our "For Sale" board.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Composite, part opaque glazed front door, laminate floor, radiator, stairs off to first floor.



### KITCHEN

**13'2" (front of units into bay x 8'1" (4.02m (front of units into bay x 2.47m)**

A modern kitchen featuring high gloss tower and base units with granite effect worktops, stainless steel sink and drainer with mixer tap, built-in oven, ceramic hob with stainless steel extractor hood above, laminate floor, UPVC bay window to front aspect, radiator and spotlights.



### WC

**5'4" (max) x 2'11" (1.64m (max) x 0.90m)**

Featuring a white W/C, wall hung sink, radiator, laminate floor and opaque UPVC double glazed unit to the side elevation.



### LOUNGE

**15'1" x 8'9" (4.61m x 2.69m)**

Fitted carpet, radiator, under stair storage cupboard, UPVC double glazed French doors to the rear garden



## FIRST FLOOR

## LANDING

Providing loft access, fitted carpet with UPVC double glazed window to the stairs which overlooks the driveway, cupboard housing the combi boiler



## BEDROOM TWO

**9'11" x 7'10" (3.03m x 2.40m )**

Radiator, fitted carpet, UPVC double glazed window to rear elevation

## BEDROOM ONE

**11'5" (max) x 9'6" (3.50m (max) x 2.90m)**

Fitted carpet, radiator, UPVC double glazed window to front elevation, built-in wardrobes and through to:



## BATHROOM

**6'9" x 5'6" (2.08m x 1.70m )**

White 3-piece suite comprising bath with shower attachments to tap, wall hung sink, W/C, tiled floor, part-tiled walls, opaque UPVC double glazed window to rear aspect, shaver point and chrome heated towel rail.

## EN SUITE

**5'5" x 4'4" (1.67m x 1.33m)**

Electric shower with tiled walls within a corner shower cubicle, white wall mounted sink, white W/C, opaque UPVC double glazed window to front aspect, tiled floor, chrome heated towel rail and extractor fan



## **OUTSIDE**

To the front is mainly laid to lawn with hedge to the front boundary, block paved driveway with gated access to the enclosed rear garden and path to the front door. The enclosed rear garden benefits from a patio area leading up steps to a tiered lawn and decorative slate featured area, shed.



Council tax band – A (Bolsover District Council)

## **FINANCIAL ADVICE**

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## **MONEY LAUNDERING**

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5691/7.8.24

