



69 Chesterfield Road North
Mansfield, Nottinghamshire NG19 7JB
Offers Over £160,000

- A THREE BEDROOMED, SEMI-DETACHED PROPERTY, IN PROMINENT POSITION.
- ENTRANCE HALL PROVIDING ACCESS TO THE LOUNGE WITH FEATURE FIREPLACE.
- THREE BEDROOMS, BATHROOM WITH THREE-PIECE SUITE AND GROUND FLOOR WC.
- PLEASANT, SUNNY REAR GARDEN HAVING PATIO AND THEN MAINLY LAID TO LAWN.
- INCLUDING GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING.
- SEPARATE DINING ROOM AND FITTED KITCHEN WITH BUILT IN OVEN AND HOB.
- DRIVEWAY, LARGE ENOUGH FOR THREE CARS AND LAWNED FRONT GARDEN.
- EXCELLENT TRANSPORT LINKS, DIRECTLY BACK TO MANSFIELD OR JUNCTION 29 OF THE M1.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, take the A617, Chesterfield Road South. Proceed through the traffic lights, where it then becomes Chesterfield Road North. The property is further up here on the left-hand side.

ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC front door, radiator and laminate flooring. Stairs to the first floor.

CLOAKROOM

With WC and being fully tiled.

LOUNGE

14'11" x 11'3" (4.57m x 3.43m)

The focal point being the living flame electric fire, feature surround and marble hearth and insert. UPVC double glazing to front and rear. Radiator.



DINING ROOM

11'2" x 10'2" (3.42m x 3.12m)

Radiator. UPVC double glazed front aspect.

KITCHEN

10'0" x 9'11" (3.07m x 3.03m)

Fitted with white, base and eye level units, work surfaces and circular stainless steel sink unit and single drainer. Built in electric oven, separate gas hob and cooker hood. Wall mounted combination boiler. UPVC door and window to the rear, tiled flooring and radiator.

FIRST FLOOR

LANDING

Access to the loft space, which has insulation and boarding.

BEDROOM ONE

13'5" x 11'5" (4.11m x 3.48m)

UPVC double glazed windows to front and side. Radiator. Built in cupboard.



BEDROOM TWO

11'2" maximum x 9'6" (3.41m maximum x 2.92m)

Radiator. UPVC double glazed front elevation.



BEDROOM THREE

13'6" x 6'11" plus restricted height recess (4.12m x 2.12m plus restricted height recess)

UPVC double glazed front and rear elevation. Radiator.



BATHROOM

Comprising panelled bath, wash hand basin within vanity unit and WC. Electric shower, full tiling to the walls, radiator and UPVC obscure glaze.



OUTSIDE

The property stands on a corner plot, with an enclosed, lawned frontage. The driveway is large enough for three cars. The rear garden is mainly laid to lawn and also has a patio. Integral store and outside tap.



The property is in council tax band A (Mansfield 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

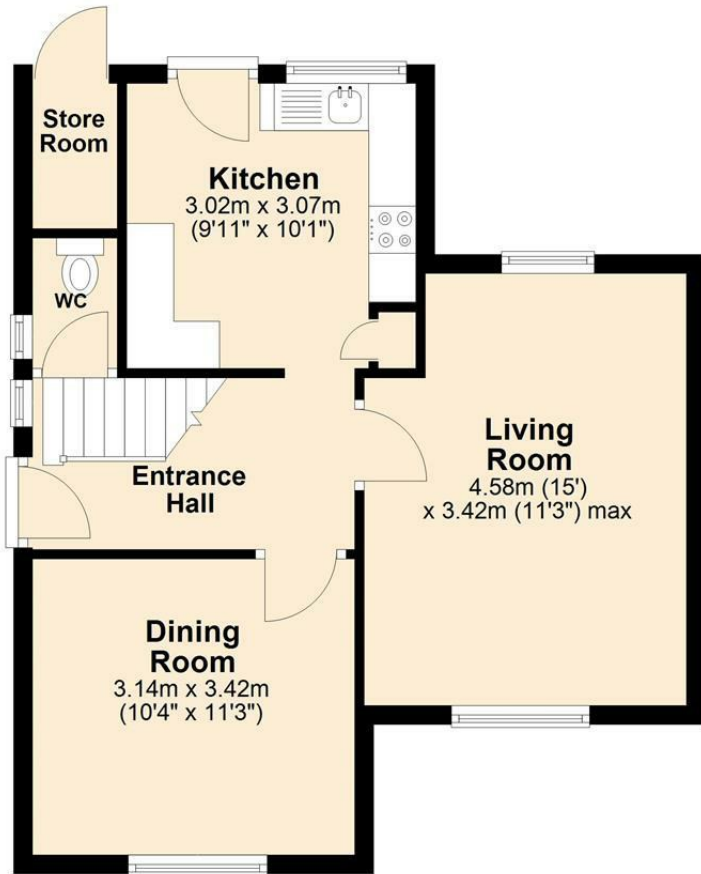
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. MA/2.5.2025

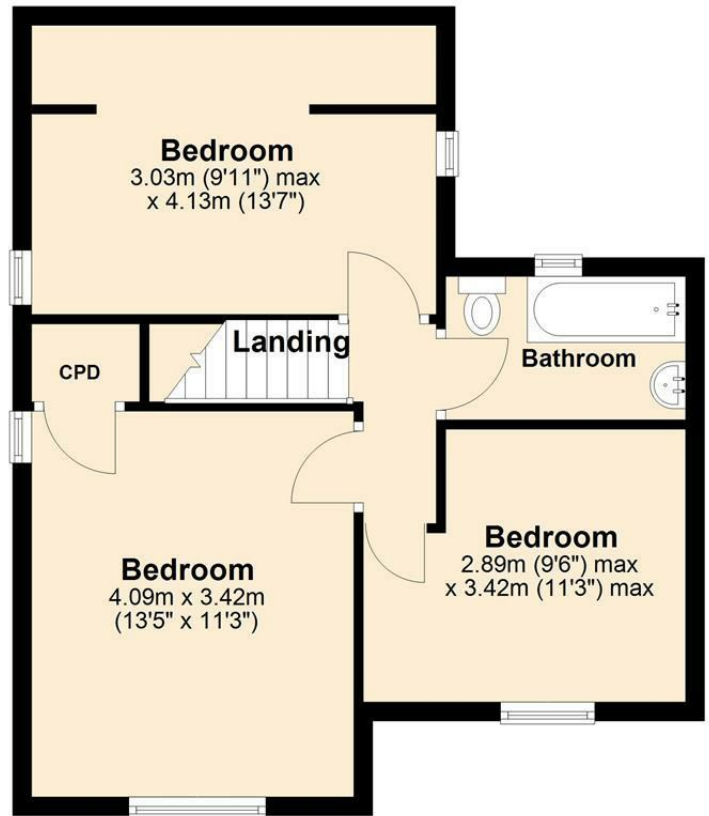
Ground Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



Total area: approx. 91.3 sq. metres (982.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		81
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

