



25 Westfield Lane, Mansfield NG18 1TD

£99,950

ATTENTION LANDLORDS AND FIRST TIME BUYERS ! Bay fronted terraced house within walking distance of town centre. Scope to re-plan and create three bedrooms. Ideal buy to let or starter home.

- Entrance hall
- Spacious through lounge/dining room
- Large kitchen
- Ground floor cloakroom
- Two double bedrooms
- Cot room/study
- Now vacant

DESCRIPTION AND SITUATION

The sale of this large, bay fronted end town house will be of immediate interest to the buy to let investor or first time buyer looking for an affordable starter home.

The property provides well proportioned living accommodation with a spacious lounge and good sized kitchen complemented at the first floor by two double bedrooms plus a cot room/study.

Interested parties will note that the size of the front double bedroom which already has two windows to the front elevation give excellent potential to divide and create three bedrooms if needed.

The property enjoys a highly convenient, central location within easy walking distance of the town centre with all of its facilities.

Now vacant, early possession is readily available subject only to formal completion since there will be no "chain" forming above.

The property is in an area where there is consistent, high demand for rented accommodation making this a viable buy to let opportunity for the prudent investor.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

ENCLOSED STORM PORCH**ENTRANCE HALL**

With staircase giving access to the first floor accommodation and central heating radiator.

SPACIOUS THROUGH LOUNGE/DINING ROOM 12'9" x 25'10" (3.9 x 7.89)

Double glazed bay window to the front, double glazed window to the rear, two central heating radiators.



KITCHEN 12'4" x 7'7" (3.78 x 2.32)

A large kitchen equipped with stainless steel single drainer sink unit, base and wall mounted storage cupboards, understairs storage cupboard, double glazed window and central heating radiator.

**REAR ENTRANCE LOBBY**

With door to rear yard.

CLOAKROOM/W.C 2'10" x 4'0" (0.87 x 1.23)

With low level W.C, central heating radiator and double glazed window.

**FIRST FLOOR:****LANDING**

In built cupboard containing the gas boiler.

BEDROOM 16'1" x 11'8" (4.92 x 3.57)

A large, double bedroom with two double glazed windows giving excellent potential to divide and create a third bedroom if needed. Central heating radiator.



BEDROOM 9'9" x 11'8" (2.99 x 3.56)

Double glazed window and central heating radiator.



COT ROOM/STUDY 7'11" x 3'11" (2.42 x 1.21)

Double glazed window.



BATHROOM/W.C 7'9" x 7'10" (2.37 x 2.4)

Equipped with a bath, wash hand basin, W.C, double glazed window and central heating radiator.



OUTSIDE

There is a forecourt to the front of the property. The property has a return frontage to The Rookery. At the rear of the property there is a yard plus store with double opening doors providing some potential for limited off street parking. A shared footpath lies immediately beyond the rear boundary providing pedestrian access into the back yard.

**TENURE**

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure by the Sole Selling Agents.

SERVICES

All main services are available and connected. Drainage is to the main sewer. Westfield Lane is made up and is an adopted highway repairable at the public expense.

COUNCIL TAX BAND - A

DISCLAIMER

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