



Merlin Road  
Mansfield Woodhouse MANSFIELD



# Merlin Road Mansfield Woodhouse MANSFIELD NG19 7GN

for sale  
**£160,000**



## Property Description

Low maintenance excellent First-Time Buyer investment opportunity!

Burchell Edwards are pleased to offer to the market this well presented two-bedroom town house situated in the town of Mansfield Woodhouse, offering easy access to local shops, schools, amenities and Kings Mill Hospital.

To the front of the property is a driveway that provides parking for multiple. On entry to the property, you will find the entrance leading to WC, kitchen and living room. Included in the kitchen is integral oven and gas hob along with stainless steel sink and drainer. The living room is bright and modern with double glazed French doors leading on to the rear garden.

The first floor of the property offers two spacious bedrooms with fitted wardrobes and carpet flooring to finish in bedroom one and carpeted flooring to bedroom two along with a modern three piece bathroom suite with shower cubicle.

Rear elevation of the property offers a low maintenance garden that is mainly artificial grass and decked seating area with gated side access.

For any enquiries, please contact us on 01623 627727

## Entrance Hall

UPVC double glazed door to the front elevation.

## W.C

Fitted with W.C, wash hand basin, vinyl flooring, radiator and UPVC double glazed opaque window to the front elevation.

## Lounge

14' 10" x 12' 5" ( 4.52m x 3.78m )

UPVC double glazed French doors to the rear elevation, understairs storage, carpet flooring and radiator.

## Kitchen

10' 9" x 5' 2" ( 3.28m x 1.57m )

Fitted with matching wall and base units with work surfaces over that incorporates a one and a half stainless steel sink & drainer with mixer tap, integrated electric oven, gas hob with cooker-hood over, stainless steel splashback, plumbing for washing machine, space for fridge freezer, combi boiler, vinyl flooring, radiator and UPVC double glazed opaque window to the front elevation.



## Landing

With loft access that is partly boarded and carpet flooring.

## Bedroom One

.9' 3" x 12' 5" into wardrobe ( 2.82m x 3.78m into wardrobe )

UPVC double glazed windows to the rear elevation, built in wardrobes, carpet flooring and radiator.

## Bedroom Two

8' 8" x 12' 5" into recess ( 2.64m x 3.78m into recess )

Two UPVC double glazed windows to the front elevation, carpet flooring, storage cupboard and radiator.

## Bathroom

Fitted with shower cubicle with mains shower, W.C, vanity wash hand basin with mixer tap, vinyl flooring, UPVC panelled splashbacks, towel radiator and UPVC double glazed opaque window to the side elevation.

## Front

The property is set back from the road with tarmac and pebbled driveway for multiple vehicle parking, artificial grass and gated side access.

## Rear

The rear garden offers a reasonable sized space that is mainly laid artificial grass, decked seating area with pergola and a secure fenced boundary. Also with 2 sheds with electric & lighting.

## Agent Note

Planning permission granted on 26/11/2024 for single storey side extension that is valid for 3 years. 8700 feet wide (length of house)  
New bathroom fitted October 2024 with 12 months warranty workmanship and 2 years manufacturer's warranty on supplied items.

Front bedroom decorated and carpeted November 2024 along with new sockets and light switches. New sockets and light switches also in back bedroom.

Boiler serviced annually, last service 09/11/2024.



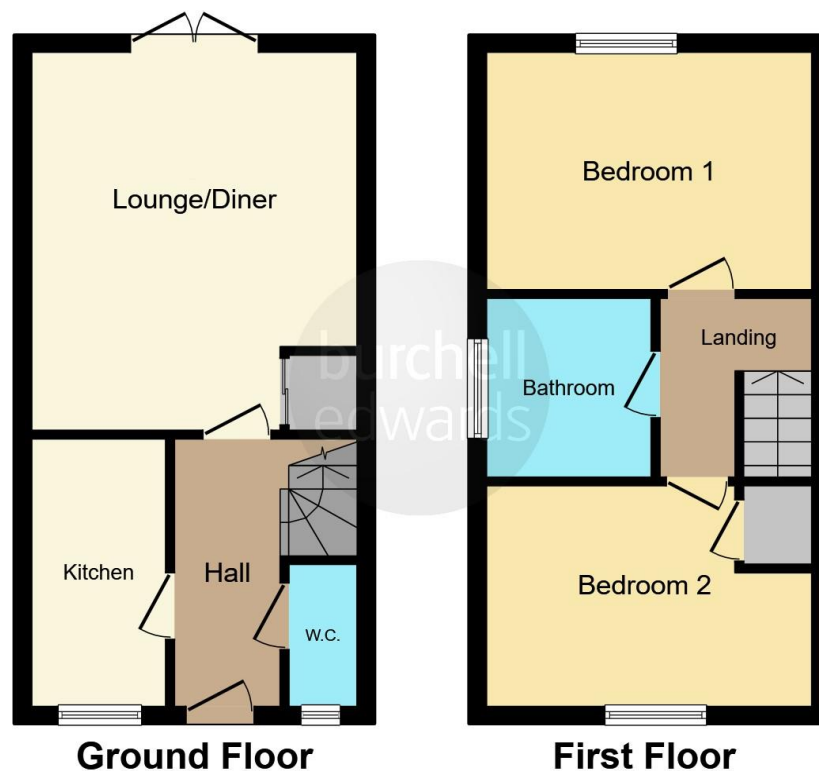












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To view this property please contact Burchell Edwards on

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**E [Mansfield@burchelledwards.co.uk](mailto:Mansfield@burchelledwards.co.uk)**

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**EPC Rating: Awaited**

Tenure: Freehold

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