

Dallas Street Mansfield



# Dallas Street Mansfield NG18 5SY



# **Property Description**

We are delighted to present this well-maintained two-bedroom end-terrace home, ideally situated on Dallas Street. This central location offers excellent access to a variety of local amenities, including shops, schools, bus routes, and major road links.

The ground floor features a welcoming reception lounge, a separate dining room, and a fitted kitchen. Upstairs, there are two generously sized double bedrooms and a spacious family bathroom. The property benefits from gas central heating via a combi boiler and full UPVC double glazing.

Externally, the rear garden is fully enclosed and designed for easy maintenance. This fantastic home is perfect for first-time buyers, investors, or those looking to downsize.

Early viewing is highly recommended to fully appreciate what this property has to offer.

# **Reception Lounge**

12' 2" x 11' 2" ( 3.71m x 3.40m )

UPVC double glazed window to the front elevation, radiator, consumer unit, electric & gas meters, and composite door to the front.

## **Dining Room**

12' 2" x 16' 4" ( 3.71m x 4.98m )

UPVC double glazed window to the rear elevation, gas fire, radiator and under stairs cupboard.

#### Kitchen

10' 8" x 7' 6" ( 3.25m x 2.29m )

Fitted with matching wall and base units, granite work surfaces over that incorporates one and a half stainless steel sink with mixer tap, electric cooker and hob, cooker-hood extractor, tiled splashbacks, tiled flooring, GCH combi boiler, UPVC double glazed windows to the rear and side elevation and door to the side leading to the rear garden.





## Landing

Fitted with LVT flooring.

## **Bedroom One**

12' 2" x 11' 2" ( 3.71m x 3.40m )

UPVC double glazed window to the front elevation, original feature fireplace, storage cupboard with loft access and radiator.

### **Bedroom Two**

.13' 2" x 9' 2" ( 4.01m x 2.79m )

UPVC double glazed window to the rear elevation, original feature fireplace and radiator.

#### **Bathroom**

Fitted with a four-piece bathroom suite that includes shower cubicle with tiled splashbacks and electric shower, panelled bath with mixer tap, W.C, vanity wash hand basin with mixer tap, partly tiled walls, tiled flooring, radiator and UPVC double glazed opaque window to the rear elevation.

#### External

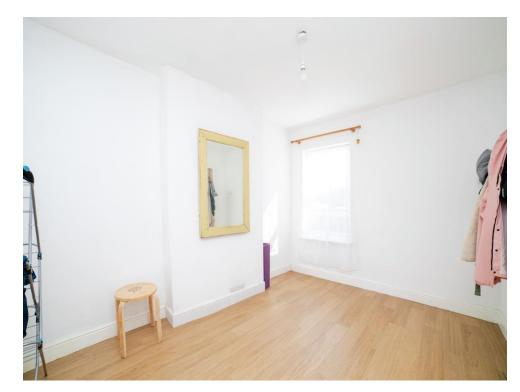
The rear yard offers a brick out house which is ideal for storage along with secure gated access, a slabbed area with raised laid to lawn section and fenced surround.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01623 627727 E Mansfield@burchelledwards.co.uk

12 Albert Street EPC Rating: D Tenure: Freehold MANSFIELD NG18 1EB

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3 The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any appliances.

To check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.