



Ruskin Road  
MANSFIELD

burchell  
edwards



# Ruskin Road MANSFIELD NG19 7LX

for sale offers over  
**£160,000**



## Property Description

Situated on the popular Ruskin Road in Mansfield, this three-bedroom semi-detached property presents a fantastic opportunity for buyers seeking a well-located home with great potential.

Set back from the street, the front elevation offers a neatly lawned garden enclosed by fencing, creating a welcoming and private approach. Inside, the ground floor comprises a comfortable lounge, a brand new kitchen, and a convenient WC. Upstairs, you'll find three generously sized bedrooms and a brand new family bathroom, ideal for growing families or those looking to invest. The rear garden is laid to lawn and fully fenced, offering a blank canvas that would benefit from a little TLC to transform it into a relaxing outdoor space.

With no onward chain and excellent transport links, schools, and amenities nearby, this property is perfect for investors or buyers looking to put their own stamp on a home in a desirable location. The property also comes with a brand new boiler and heating system as well as being fully rewired.

## Entrance Hall

Entry via UPVC double-glazed door, wall mounted radiator, finished with vinyl flooring.

## Lounge

11' 1" x 15' into chimney breast ( 3.38m x 4.57m into chimney breast )

The lounge comprises of double-glazed window to rear, wall mounted radiator, door to side leading on to hallway with door to side elevation, and carpet flooring to finish.

## Kitchen

11' x 10' 5" ( 3.35m x 3.17m )

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to front, wall mounted radiator, gas hob, cooker hood with electric oven, spotlights, pantry, and vinyl floor to finish.

## Cloakroom / W.C

Located on the ground floor the cloakroom consists of ceramic toilet, double glazed window to front, and vinyl floor to finish.

## First Floor Landing

First floor landing with double-glazed window to side, access to loft and carpet flooring to finish.

## Bedroom One

.10' 5" x 11' 2" ( 3.17m x 3.40m )

The master bedroom comprising of double-glazed windows to front, wall mounted radiator, with carpeted floor to finish.

## Bedroom Two

11' into recess x 11' 3" ( 3.35m into recess x 3.43m )

Bedroom two includes double-glazed window to front, wall mounted radiator, boiler, and carpeted floor to finish.

## Bedroom Three

6' 8" x 8' 8" ( 2.03m x 2.64m )

Bedroom three comprises of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

## Bathroom

The bathroom is finished with a ceramic toilet/sink, bath with shower over bath, double glazed window to front, wall mounted radiator, spotlights, aquaboard splashback, and vinyl floor to finish.

## Externals

The front elevation is set back from the street, with a neatly lawned garden, stepped up and enclosed by fencing.

The rear garden is laid to lawn and fully fenced, offering a blank canvas.

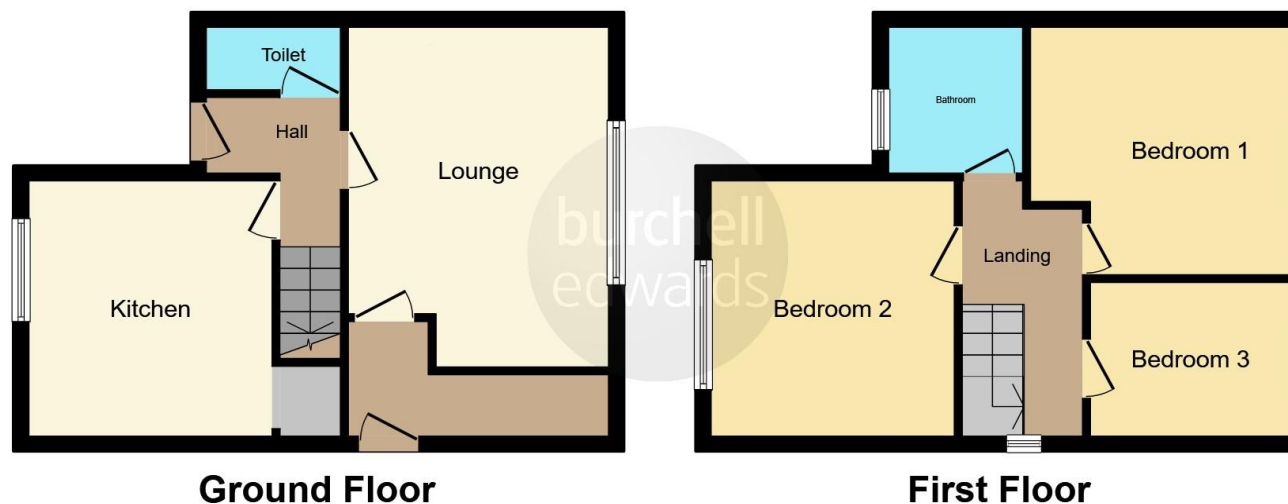












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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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