



Burlington Avenue
Langwith Junction Mansfield

burchell
edwards

Burlington Avenue Langwith Junction Mansfield NG20 9AD

for sale offers over
£130,000



Property Description

Situated on Burlington Avenue in the popular village of Langwith Junction, this well-presented three-bedroom semi-detached home offers excellent potential for both families and investors. The ground floor provides a welcoming lounge, a well-sized kitchen, and a convenient WC. To the first floor are three good-sized bedrooms and a family bathroom, creating a practical layout that suits modern living.

The property is set back from the road with a shared driveway framed by mature trees, shrubs, and bushes, leading to the front entrance and secure gated access to the rear. The rear garden is attractive yet low maintenance, mainly laid to lawn with established planting and a lockable side gate, making it both practical and private.

With the benefit of off-road parking, a pleasant village location and no onward chain, this property is ideal for first-time buyers, growing families or investors looking to add a reliable rental opportunity to their portfolio.

Entrance Hall

Entry via UPVC door, understairs storage, finished with carpet flooring.

Lounge

16' 7" x 10' 9" (5.05m x 3.28m)

The lounge comprises of two double-glazed windows to front and rear, wall mounted radiator, gas fire, and carpet flooring to finish.

Kitchen/Diner

12' 8" x 10' 5" (3.86m x 3.17m)

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to side, wall mounted radiator, tiled splashback, and carpet floor to finish.

Wc / Cloakroom

Located on the ground floor the cloakroom consists of ceramic toilet, double glazed window to rear, and wall mounted radiator.

First Floor Landing

Loft access and carpeted floor.

Bedroom One

.9' 4" x 13' 4" Max (2.84m x 4.06m Max)

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

Bedroom Two

11' 2" max x 8' 7" (3.40m max x 2.62m)

Bedroom three comprising of double-glazed windows to rear, wall mounted radiator, with carpeted floor to finish.

Bedroom Three

6' 8" Max x 10' 8" (2.03m Max x 3.25m)

Bedroom two comprising of double-glazed windows to front, wall mounted radiator, fitted storage, with carpeted floor to finish.

Bathroom

The bathroom is finished with a ceramic toilet and hand wash basin, bath with shower over bath, double glazed window to side, tiled splashback, and floor to finish.

Loft Space

Insulated with electrics

Externals

The property is set back from the road with a shared driveway framed by mature trees, shrubs, and bushes, leading to the side elevation front entrance and secure gated access to the rear.

The rear garden is attractive yet low maintenance, mainly laid to lawn with established planting and a lockable side gate, making it both practical and private.









Ground Floor



First Floor

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

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12 Albert Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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