



**36 Stanley Road, Forest Town, Mansfield,
Nottinghamshire, NG19 0BY**

Offers Over £200,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Chalet Bungalow
- Ground Floor Bedroom & Bathroom
- Two Reception Rooms
- Large Gated Driveway for 4 Cars
- South West Facing to Rear
- Three Bedrooms
- Two First Floor Bedrooms + WC
- Kitchen & Porch/Utility Area
- Detached Single Garage
- Low Maintenance Front & Rear Gardens

A three bedroom semi detached chalet bungalow occupying a good sized low maintenance plot with a detached single garage and a large gated driveway providing off road parking for numerous vehicles.

The property is presented in excellent condition throughout and benefits from gas central heating and UPVC double glazing. The ground floor living accommodation comprises an entrance porch/utility, kitchen, lounge, dining room, conservatory and an inner hallway leads to bedroom one and a modern bathroom. The first floor landing leads to two further bedrooms and a modern cloakroom/WC.

OUTSIDE

The property stands back behind a low stone walled frontage and occupies a wide and good sized plot with a large gated driveway to the side which can accommodate at least four vehicles leading to a detached single garage. The front garden is laid to block paving and there is a flowerbed with gravel and plants. To the rear of the property, there is a south west facing garden featuring a paved patio and pathway leading to an artificial lawn and steps leading up to an additional paved area and garden shed. There are raised sleeper flowerbeds on two sides with well stocked plants and shrubs.

A UPVC ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH/UTILITY

5'7" x 4'2" (1.70m x 1.27m)

With tiled floor, work surface, wall mounted Baxi central heating boiler, plumbing for a washing machine and double glazed window to the side elevation.

KITCHEN

12'11" x 8'5" (3.94m x 2.57m)

Having oak cabinets comprising wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl sink with drainer and mixer tap. Freestanding double oven electric cooker with four ring electric hob and freestanding fridge/freezer both available to purchase by separate negotiation. Tiled floor, tiled splashbacks, radiator and double glazed windows to the front and side elevations.

LOUNGE

16'11" x 10'5" (5.16m x 3.18m)

With radiator and double glazed window to the front elevation. Double doors through to:

DINING ROOM

13'4" x 10'5" (4.06m x 3.18m)

Understairs storage cupboard, radiator, stairs to the first floor and UPVC double glazed sliding patio door to:

CONSERVATORY

9'0" x 9'0" (2.74m x 2.74m)

With laminate floor and French doors leading out onto the south west facing rear garden.

INNER HALLWAY

4'3" x 2'7" (1.30m x 0.79m)

With tiled floor and built-in downstairs storage cupboard.

BEDROOM 1

10'6" x 8'7" (3.20m x 2.62m)

With radiator and double glazed window to the rear elevation.

BATHROOM

6'4" x 5'6" (1.93m x 1.68m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, tiled walls, radiator and obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

With velux roof window to the rear elevation.

BEDROOM 2

16'1" x 8'8" max (4.90m x 2.64m max)

With radiator, access to boarded eaves storage and velux roof window to the rear elevation.

BEDROOM 3

16'1" x 7'7" (4.90m x 2.31m)

With radiator, access to boarded eaves storage and velux roof window to the rear elevation.

CLOAKROOM/WC

3'11" x 3'8" (1.19m x 1.12m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Tiled floor, tiled walls and velux roof window to the front elevation.

DETACHED SINGLE GARAGE

18'10" x 9'0" (5.74m x 2.74m)

Equipped with power and light. Up and over door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair

Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.







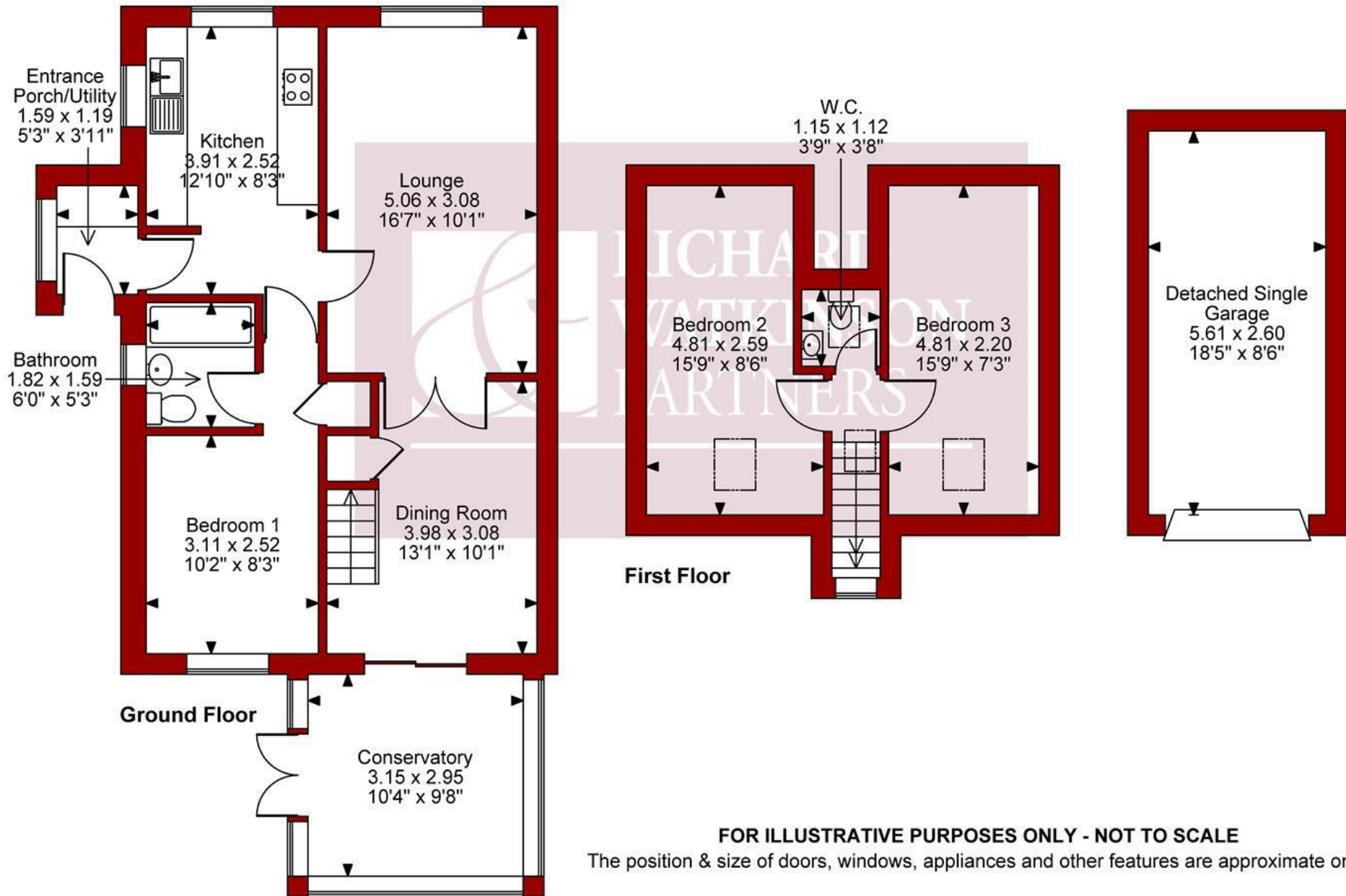




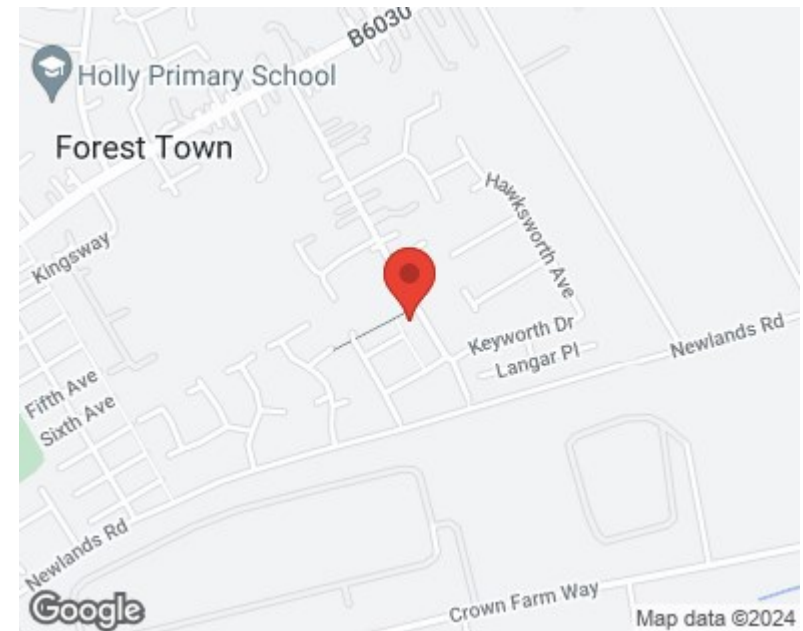
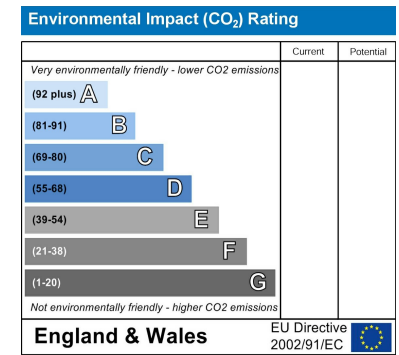
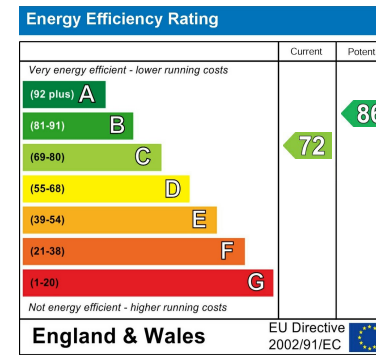




Stanley Road, Forest Town
Approximate Gross Internal Area
Chalet Bungalow = 90 SQ M / 969 SQ FT
Detached Single Garage = 15 SQ M / 157 SQ FT
Total = 105 SQ M / 1126 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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