



**43 Birkland Avenue, Warsop, Mansfield,
Nottinghamshire, NG20 0PN**

No Chain £200,000
Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Detached Family House
- Bay Fronted Lounge
- Gas Central Heating (Combi Boiler)
- Driveway Frontage
- Close Proximity to Local Schools
- Three Bedrooms (plus Study)
- Kitchen/Diner
- UPVC Double Glazing
- Good Sized Rear Garden
- Walking Distance to Amenities

A traditional three bedroom (plus study) detached family house in a popular Warsop location close to local amenities and schooling.

The layout of living accommodation with gas central heating (combi boiler) and UPVC double glazing comprises an entrance hall, lounge with bay window and a good sized kitchen/diner. The first floor landing leads to three bedrooms, a separate study and a family bathroom.

The property is offered to the market with the benefit of no upward chain and viewing is highly recommended.

OUTSIDE

Externally, there is a gravelled driveway frontage with plants and a side gate leads to a pathway to the rear garden. The rear garden is laid to lawn with hardstanding and decked patios, gravel borders, plants, shrubs and two sheds.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

11'1" x 5'10" (3.38m x 1.78m)

With radiator, wood effect vinyl floor and double glazed window to the side elevation.

LOUNGE

14'4" x 14'1" max into bay (4.37m x 4.29m max into bay)

With radiator and double glazed bay window to the front elevation.

KITCHEN/DINER

20'8" x 8'10" (6.30m x 2.69m)

Having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated electric oven, four ring induction hob and extractor hood above. Space for a fridge/freezer and plumbing for a washing machine and dishwasher. Cupboard housing the gas combi boiler. Wood effect vinyl floor, eight ceiling spotlights, two double glazed windows to the rear elevation and obscure double glazed rear door leading out onto the garden.

FIRST FLOOR LANDING

With double glazed window to the side elevation.

BEDROOM 1

11'11" x 11'1" (3.63m x 3.38m)

A spacious double bedroom, with radiator and double glazed window to the front elevation.

BEDROOM 2

10'5" x 8'10" (3.18m x 2.69m)

A second double bedroom, with radiator and double glazed window to the rear elevation.

BEDROOM 3

8'4" x 5'11" (2.54m x 1.80m)

With radiator, fitted storage cupboard and double glazed window to the front elevation.

SEPARATE STUDY

5'8" x 5'4" (1.73m x 1.63m)

With radiator, vinyl floor and double glazed window to the rear elevation.

FAMILY BATHROOM

8'10" x 5'3" max (2.69m x 1.60m max)

Having a panelled bath with shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Vinyl floor, part tiled walls, three ceiling spotlights, chrome heated towel rail and obscure double glazed window to the rear elevation.

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

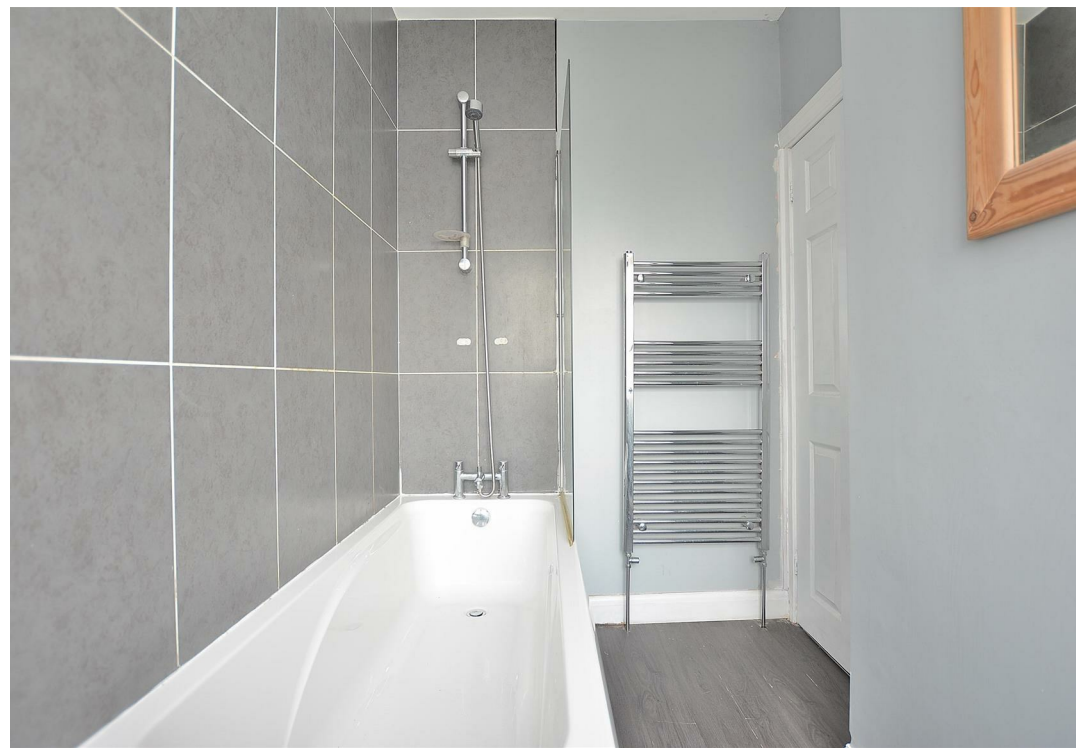
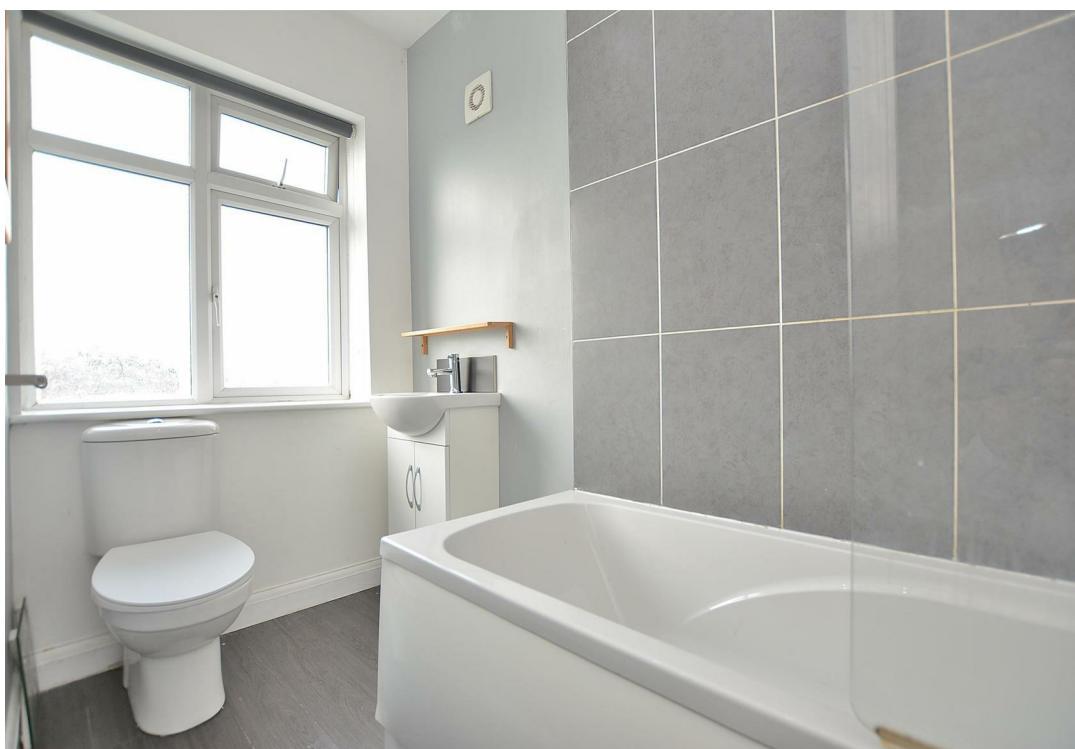
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.







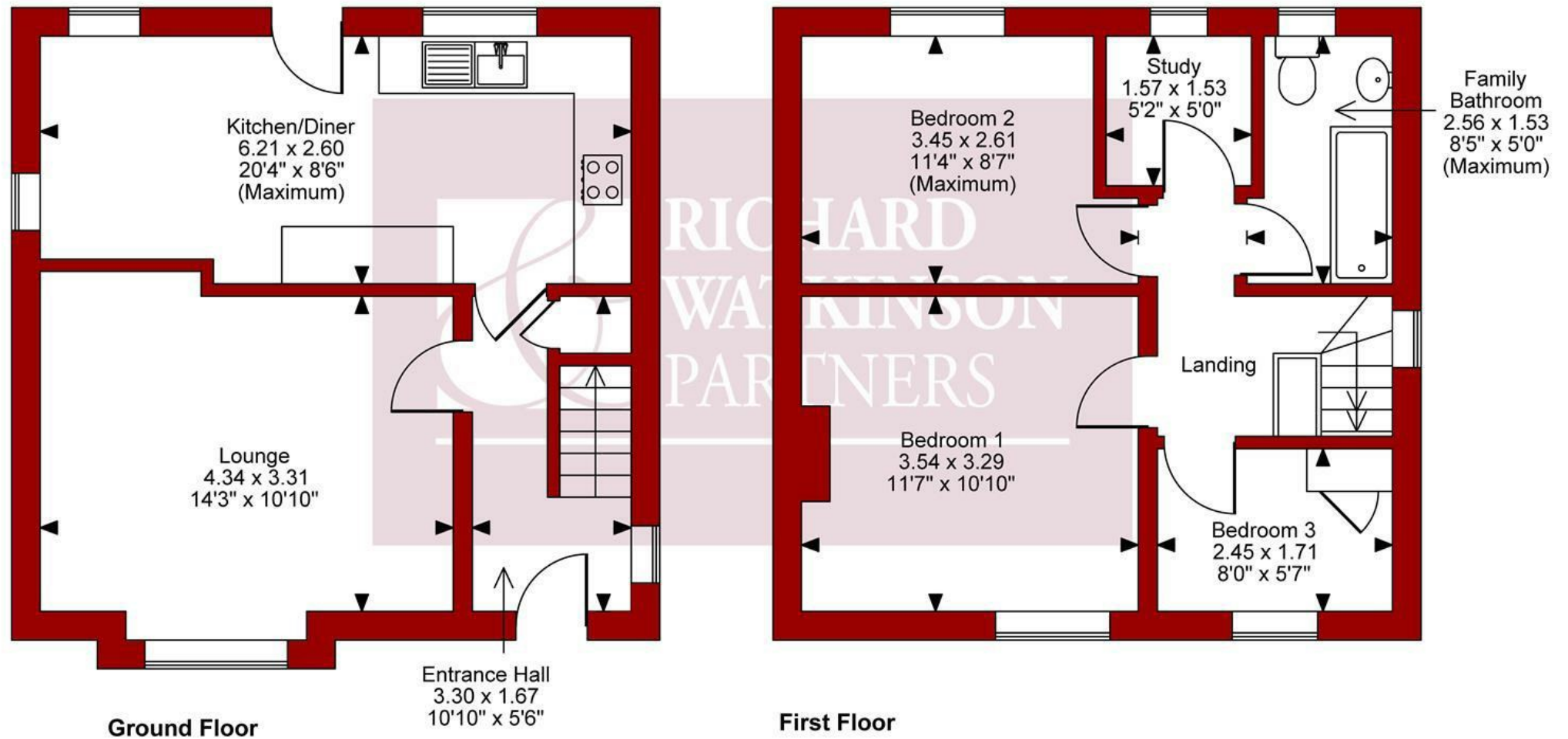






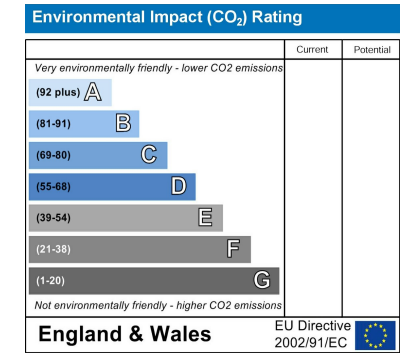
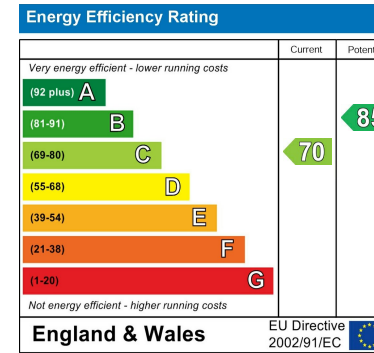


Birkland Avenue, Warsop
Approximate Gross Internal Area
75 SQ M/808 SQ FT



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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