



**22 Poplar Street, Mansfield Woodhouse,  
Mansfield, Nottinghamshire, NG19 9LB**

**£140,000**

**Tel: 01623 626990**

- Stone Built Semi Detached House
- Two Double Bedrooms
- Separate Kitchen & Rear Porch
- South Facing Rear Garden
- Ideal for First Time Buyers
- Spacious Accommodation: 965 Sq Ft
- Lounge & Dining Room
- Gas Central Heating & UPVC D/G
- Small Cul-De-Sac Location
- Walking Distance to Amenities

A spacious, stone built, two double bedroom semi detached house positioned at the end of a cul-de-sac off Welbeck Road conveniently located within walking distance to amenities.

The property is presented in excellent condition throughout with gas central heating and UPVC double glazing. The accommodation extends to 965 sq ft providing a spacious internal layout comprising on the ground floor; lounge, separate dining room, kitchen and a useful rear porch. The first floor landing leads to two spacious double bedrooms and a large bathroom.

The property represents an ideal opportunity for first time buyers, single occupiers, couples or downsizers looking for a spacious home close to amenities. Internal viewing is highly recommended.

#### OUTSIDE

Externally, there is a gate to the side of the property leading to a pathway to the rear garden. To the rear of the property, there is a low maintenance, south facing garden with hardstanding patio and paths, lawn, borders and a shed.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

#### LOUNGE

13'4" x 11'2" (4.06m x 3.40m)

Having an electric fire, radiator, laminate floor and double glazed window to the front elevation.

#### DINING ROOM

13'3" x 11'7" (4.04m x 3.53m)

With radiator, laminate floor, understairs storage cupboard and double glazed windows to the side and rear elevations.

#### KITCHEN

13'5" x 8'1" (4.09m x 2.46m)

Having wall cupboards, base units and drawers complemented by butchers block work surfaces and tiled splashbacks. Inset 1 1/2 bowl sink with drainer and chrome swan-neck mixer tap. Integrated single electric oven, four ring gas hob and stainless steel extractor hood above. Plumbing and space for a washing machine. Cupboard housing the gas central heating boiler and space for a fridge/freezer. Radiator, coving to ceiling, two double glazed windows to the side elevation, double glazed window to the rear elevation and door leading to:

#### REAR PORCH

5'6" x 3'7" (1.68m x 1.09m)

With power point and double glazed windows. Connecting UPVC door through to the kitchen.

#### FIRST FLOOR LANDING

##### BEDROOM 1

13'4" x 10'10" (4.06m x 3.30m)

With built-in storage cupboard with loft hatch leading to a boarded loft. Radiator, laminate floor and double glazed window to the front elevation.

##### BEDROOM 2

11'7" x 10'2" (3.53m x 3.10m)

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

#### LARGE BATHROOM

13'5" x 8'2" (4.09m x 2.49m)

A large bathroom comprising a four piece white suite comprising a panelled bath with tiled surround, mixer tap and shower handset. Separate tiled shower cubicle. Pedestal wash hand basin. Low flush WC. Chrome heated towel rail, radiator 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 07817-283-521.

#### 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.

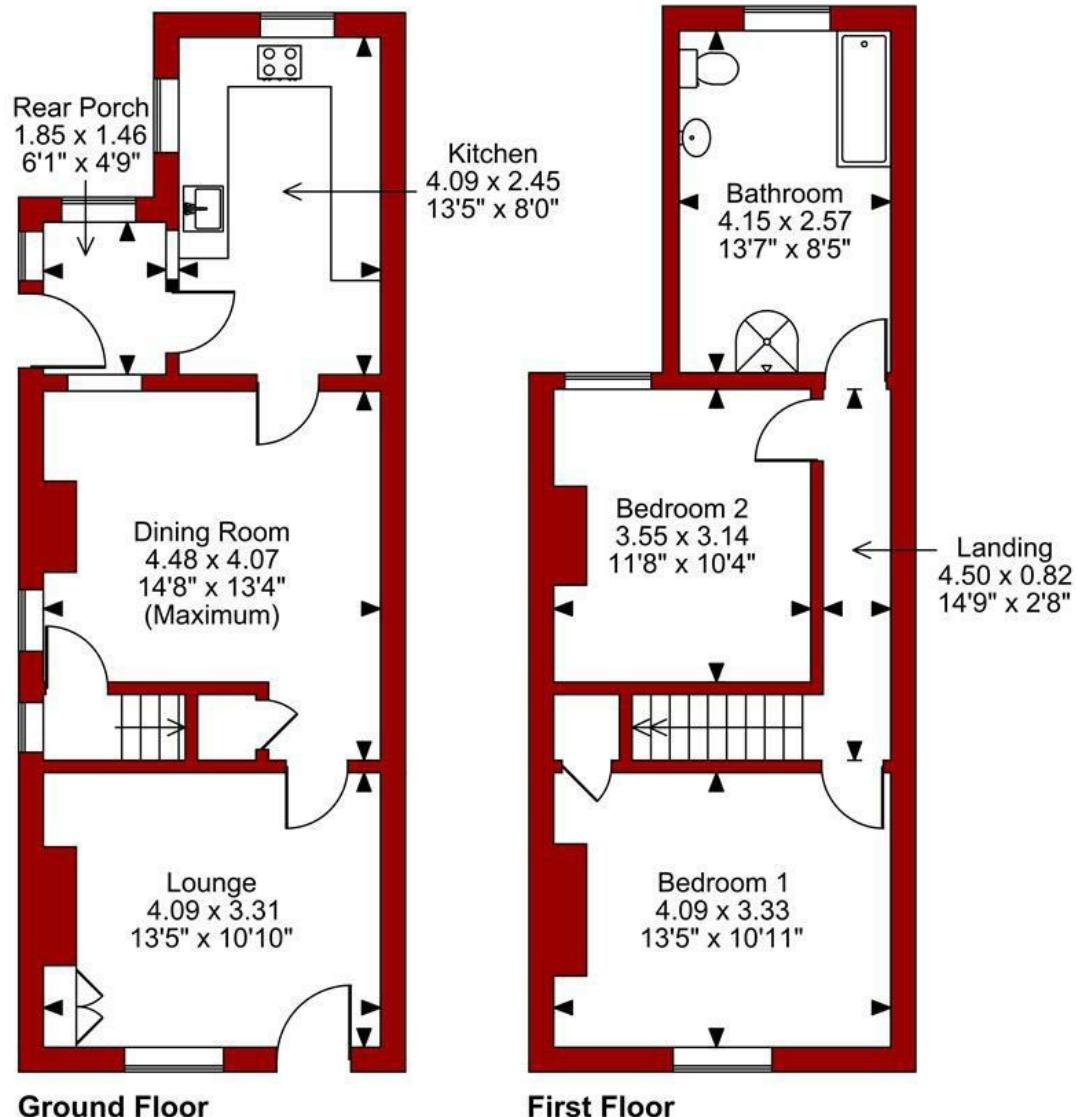








**Poplar Street, Mansfield Woodhouse**  
**Approximate Gross Internal Area**  
**90 SQ M /965 SQ FT**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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 firms 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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