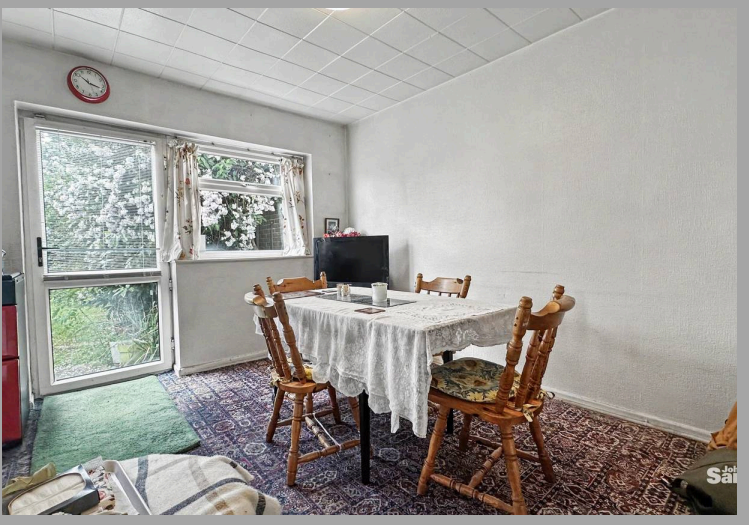






12 Westdale Road, Mansfield

OFFERS IN REGION OF £165,000 Freehold

THREE BEDROOM SEMI DETACHED HOME • GENEROUS OPEN PLAN KITCHEN/DINER • NO UPWARD CHAIN, EPC RATING: D • COSY LOUNGE WITH FEATURE FIRE PLACE • DRIVEWAY PROVIDING OFF ROAD PARKING • GENEROUS AMOUNT OF OUTSIDE SPACE WITH GARAGE INCLUDED • SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO AMENITIES • PLEASE NOTE, GARDEN IS BIGGER THAN IT SEEMS DUE TO OVER GROWN SHRUBS

41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
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John Sankey

50 YEARS











Entrance Hall
A welcoming entrance hall guiding you through the ground floor of the property while also providing access to the first floor accommodation.

Kitchen/Diner
16' 1" x 11' 10" (4.89m x 3.60m)
A generous open-plan kitchen and dining space, ideal for both everyday living and entertaining. The kitchen features a range of base units housing a sink and offering space for additional appliances. The dining area comfortably accommodates six or more people and benefits from a convenient built-in storage space. The room also includes a central heating radiator, power points, three UPVC double glazed windows allowing plenty of natural light, and a door providing access to the rear garden.

Lounge
15' 9" x 11' 5" (4.80m x 3.47m)
A generous and inviting lounge boasting three UPVC double glazed windows, filling the room with natural light. The room features a fireplace with gas fire, central heating radiators and power points throughout.

First floor

Bedroom No 1
15' 6" x 10' 2" (4.72m x 3.09m)
A generous double bedroom featuring three UPVC double glazed windows, creating a bright and airy atmosphere. The room also benefits from a central heating radiator and power points.

Bedroom No 2
9' 8" x 8' 9" (2.95m x 2.67m)
A second double bedroom with two UPVC double glazed windows, a central heating radiator and power points.

Bedroom No 3
8' 9" x 5' 7" (2.66m x 1.71m)
A versatile third bedroom featuring a UPVC double glazed window, central heating radiator and power points. This room could also be utilised as a home office, study or nursery.

Bathroom
The bathroom comprises a low flush WC, pedestal sink and bath with mains fed shower over. Additional features include a central heating radiator and a UPVC double glazed window.

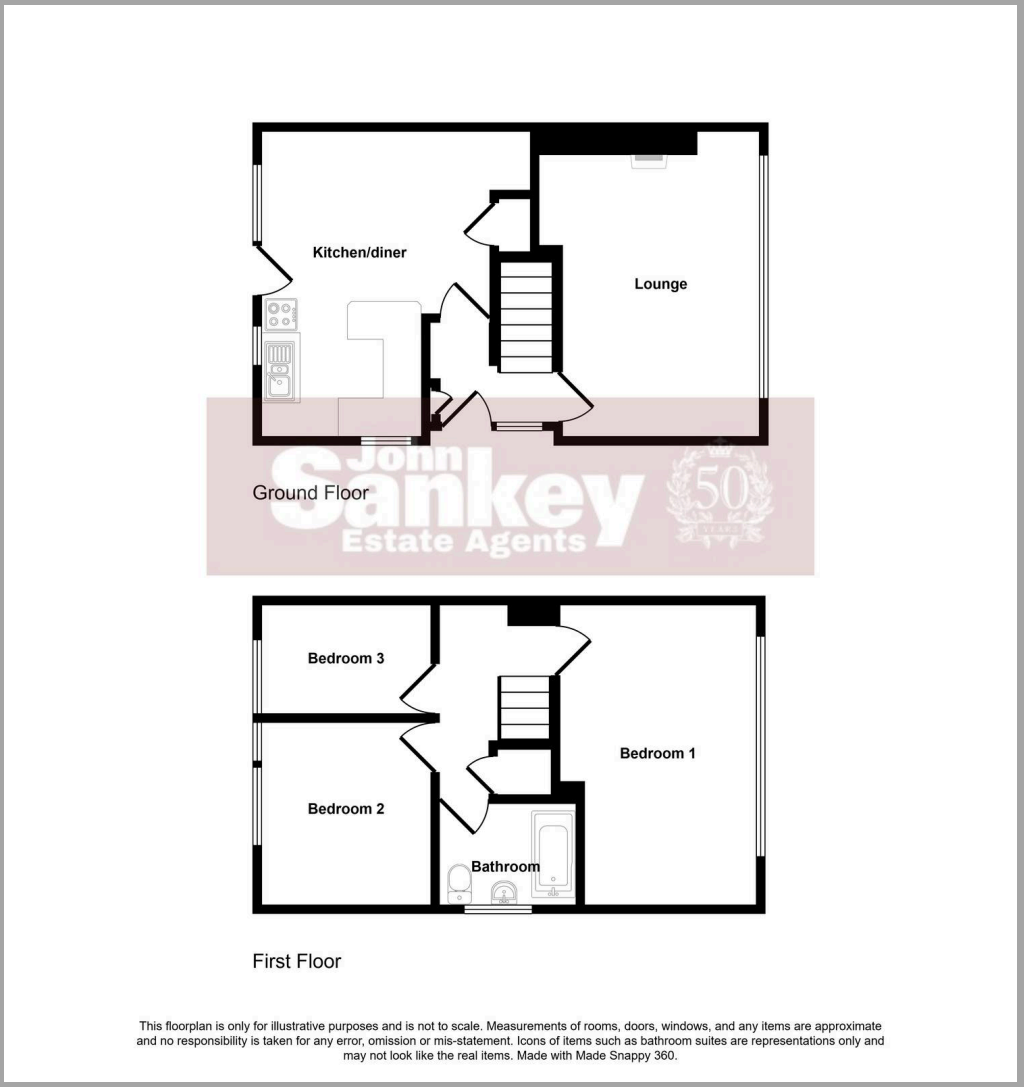


Outside
To the front, the property benefits from a driveway providing convenient off-road parking. There is also a front garden bordered by mature shrubs, adding character and kerb appeal. The driveway extends down the side of the property, providing access to the entrance and rear garden. The rear garden is predominantly laid to lawn and bordered by mature trees and shrubs, creating a private outdoor setting. A patio area provides the perfect space for relaxing and entertaining, while access to the garage adds further practicality.

Additional Information
Tenure: Freehold Council tax band: B Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.







These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

*****GUIDE PRICE £160,000-£170,000*****Situated in a sought-after location close to a range of local amenities, schools and transport links, this well-presented three-bedroom semi-detached property offers generous and versatile accommodation, making it an ideal home for growing families.

The property boasts a generous lounge with feature gas fireplace, an open-plan kitchen/diner perfect for family meals and entertaining, and three well-proportioned bedrooms. UPVC double glazed windows throughout allow an abundance of natural light to flow through the home, creating a bright and welcoming atmosphere. The property also benefits from a family bathroom, useful storage spaces and a practical layout suited to modern family living.

Externally, the home features off-road parking via a driveway extending down the side of the property, a front garden bordered by mature shrubs, and a generous rear garden predominantly laid to lawn with a patio area ideal for outdoor relaxing and entertaining. The rear garden also benefits from access to the garage, providing additional storage and practicality.

Offering generous living space both inside and out, this fantastic semi-detached home combines comfort, convenience and potential, making it a wonderful opportunity for families looking to settle in a desirable and well-connected area.

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