



## 12 Westdale Road, Mansfield

GUIDE PRICE £160,000 – £170,000 Freehold

THREE BEDROOM SEMI DETACHED HOME • GENEROUS OPEN PLAN KITCHEN/DINER • NO UPWARD CHAIN, EPC RATING: • 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



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**John Sankey**









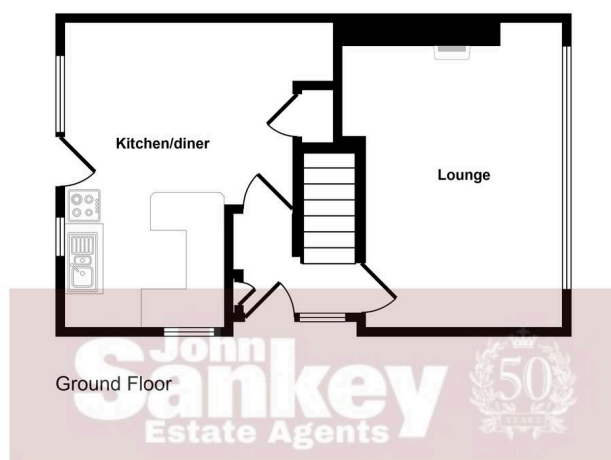
### Outside

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.

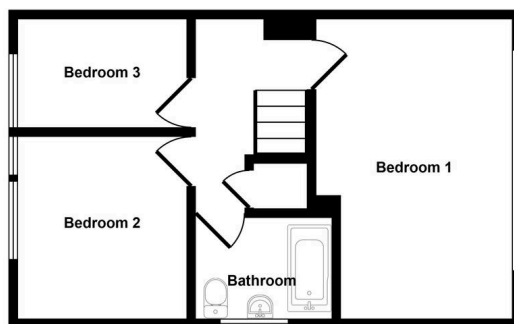
### Additional Information

Tenure: Freehold Council tax band: B Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.





Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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