

Dallas Street
MANSFIELD

burchell edwards

Dallas Street
MANSFIELD NG18 5SY

for sale
£118,000







Property Description

NO ONWARD CHAIN

Situated in a convenient and well-established residential location, this well-presented two-bedroom end-terrace property offers comfortable accommodation throughout and is within easy reach of a range of local amenities, schools, public transport links and commuter routes.

The accommodation comprises a welcoming living room, a separate dining room and a fitted kitchen to the ground floor. To the first floor are two spacious double bedrooms and a generously sized family bathroom, providing ample living space for a variety of buyers. The home further benefits from gas central heating served by a combi boiler and UPVC double glazing throughout.

Outside, the property enjoys a fully enclosed, low-maintenance rear garden, ideal for relaxing or entertaining.

Suitable for first-time buyers, investors or those looking to downsize, this fantastic home offers both convenience and practicality. Early viewing is highly recommended to appreciate all that is on offer.

Reception Lounge
UPVC double glazed window to the front elevation, radiator, consumer unit, electric & gas meters, and composite door to the front.

Dining Room
UPVC double glazed window to the rear elevation, radiator and under stairs cupboard.

Kitchen
Fitted with matching wall and base units, granite work surfaces over that incorporates one and a half stainless steel sink with mixer tap, electric cooker and hob, cooker-hood extractor, tiled splashbacks, tiled flooring, GCH combi boiler, UPVC double glazed windows to the rear and side elevation and door to the side leading to the rear garden.

Landing
Fitted with LVT flooring.

Bedroom One
UPVC double glazed window to the front elevation, storage cupboard with loft access and radiator.

Bedroom Two
UPVC double glazed window to the rear elevation, radiator.

Bathroom
Fitted with a four-piece bathroom suite that includes shower cubicle with tiled splashbacks and electric shower, panelled bath with mixer tap, W.C, vanity wash hand basin with mixer tap, partly tiled walls, tiled flooring, radiator and UPVC double glazed opaque window to the rear elevation.

External
The rear yard offers a brick out house which is ideal for storage along with secure gated access, a slabbed area with raised laid to lawn section and fenced surround.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 91.5 m² (985 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209928

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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