



76 Southwell Road West, Mansfield

£170,000 Freehold

SPACIOUS SEMI DETACHED HOUSE • THREE BEDROOMS • LARGE LOUNGE DINER • DINING KITCHEN • GENEROUS REAR GARDEN • CLOSE TO AMENITIES, BUS ROUTE| AND WALKABLE TO THE TOWN CENTRE • NO ONWARD CHAIN, EPC RATING D



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com

John Sankey





Entrance Hall

Accessed via a small porch, the entrance hall is a welcoming space with a central heating radiator. This space grants access to the ground floor living areas as well as access to the first floor.

Lounge/Diner

25' 7" x 12' 10" (7.80m x 3.92m)

This generous-sized space serves as the heart of the home, offering a UPVC double glazed bay window to the front, as well as additional UPVC windows to the side and rear, allowing natural light to flood the room. An electric fireplace adds a cosy focal point. The dining area comfortably accommodates seating for up to six people. The room also includes two central heating radiators and multiple power points.

Kitchen

17' 2" x 11' 2" (5.23m x 3.41m)

The kitchen features a range of wall and base units with tiled splashbacks and space for appliances. A stainless steel sink sits beneath a UPVC double glazed window, with an additional UPVC double glazed window faces the side aspect. A UPVC double glazed window and door offers access to the rear garden and the space also includes a central heating radiator and power points.

Cellar

The cellar provides ample storage space and is equipped with power points and lighting. Offering excellent potential, it presents an ideal opportunity for renovation.

First Floor

Bedroom No 1

16' 5" x 12' 2" (5.00m x 3.72m)

A generously sized double bedroom with two UPVC double glazed windows overlooking the front of the property, flooding the room with natural light. The room also benefits from a central heating radiator and power points.

Bedroom No 2

13' 0" x 10' 2" (3.95m x 3.11m)

A second double bedroom featuring a UPVC double glazed window with views over the rear garden. Includes a central heating radiator and power points.

Bedroom No 3

12' 0" x 11' 3" (3.67m x 3.43m)

A versatile third double bedroom with a UPVC double glazed window overlooking the rear garden. With a central heating radiator and power points, this room would make an ideal guest bedroom, home office or study.

Shower Room

A modern and practical space featuring a walk-in mains-fed shower, pedestal sink and low flush WC. A UPVC double glazed window provides natural light, and the room is completed by a central heating radiator.



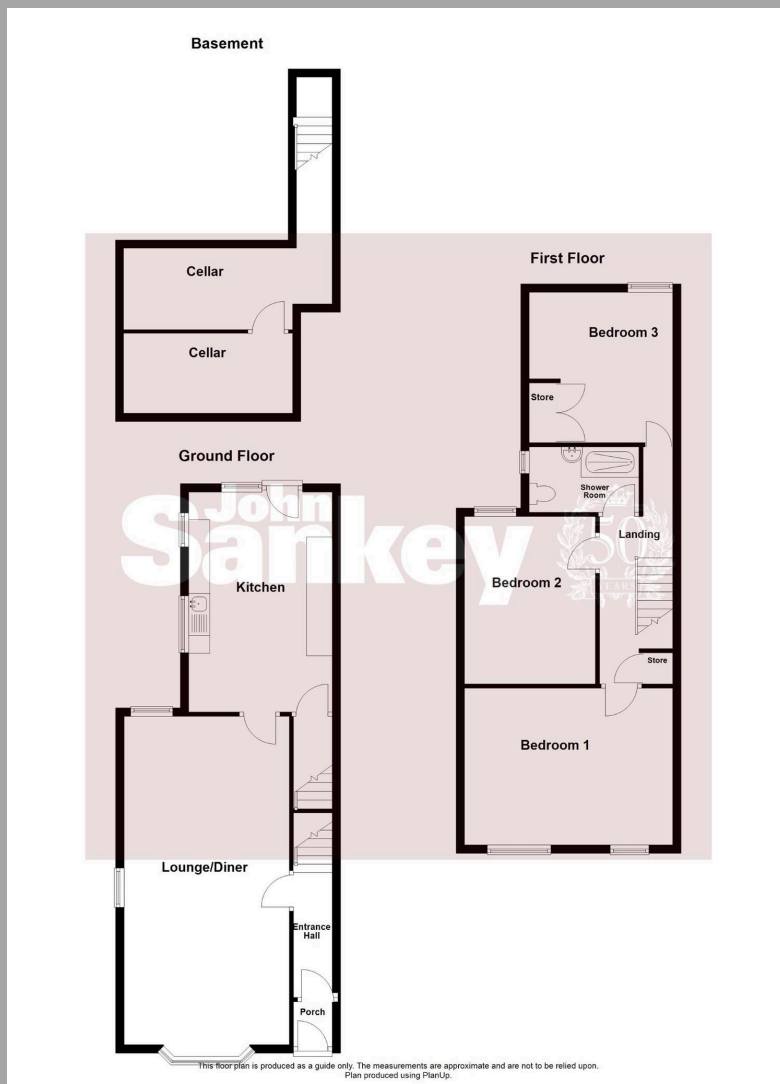
Outside

To the front of the property, gated access leads to the front door, complemented by a charming boundary wall that adds character and curb appeal. A side gate provides convenient access to the rear garden. The rear garden features a spacious patio area—ideal for relaxing or entertaining—while a lawn stretches the length of the garden, bordered by mature plants and shrubbery that enhance the natural appeal of the space. Toward the bottom of the garden, there is a designated area perfect for a shed, outdoor storage, or additional seating, making this a versatile and attractive outdoor space.

Additional information

Tenure: Freehold Council Tax Band:A Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker. EPC RATING D





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.



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com

John Sankey

