





6 Seaforth Square, Mansfield

£150,000-£160,000 Guide Price Freehold

THREE BEDROOM END-TOWN HOUSE • LOUNGE WITH AJOINING DINING ROOM • IDEAL FIRST PURCHASE • POPULAR LOCATION, GARAGE TO REAR OF PROPERTY • EPC RATING: C, NO UPWARD CHAIN

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

John Sankey

50 YEARS


SAMSUNG









Entrance Hall
Accessed via a composite entrance door to the front aspect, the entrance hall has stairs rising to the first floor, a central heating radiator and an internal door leading through to the lounge.

Lounge
12' 0" x 12' 11" (3.66m x 3.94m)
A comfortable main reception room with a UPVC double glazed window to the front aspect providing natural light. A fitted gas fire creates a central focal point (not tested), while further features include a central heating radiator, TV point and power points. Open access leads through to the adjoining dining area.

Dining Area
9' 4" x 8' 5" (2.85m x 2.57m)
The dining area provides ample space to comfortably accommodate a table and seating for four people, with open-plan access from the lounge creating a sociable living space. UPVC double glazed sliding patio doors allow natural light into the room and provide direct access to the rear garden. Further features include a central heating radiator, power points and an internal door leading to the kitchen.

Kitchen
8' 11" x 7' 2" (2.72m x 2.18m)
The kitchen is fitted with wall and base units with work surfaces over, incorporating a 1½ bowl sink and drainer unit with mixer tap and complementary tiled splash backs. There is space for a freestanding cooker and washing machine, while two useful storage cupboards provide additional shelving space. The gas central heating boiler is also located within the kitchen, and a UPVC double glazed door provides direct access to the rear garden.

First Floor

Bedroom No 1
11' 11" x 9' 0" (3.63m x 2.74m)
A well-proportioned double bedroom benefiting from fitted wardrobes providing useful storage. A UPVC double glazed window to the front aspect provides natural light, while a central heating radiator and power points complete the room.

Bedroom No 2
11' 3" x 8' 10" (3.43m x 2.69m)
Located to the rear of the property, the second bedroom benefits from a UPVC double glazed window overlooking the garden, together with a central heating radiator and power points. The wardrobes currently within the room will be included in the property sale.

Bedroom No 3
8' 8" x 6' 8" (2.64m x 2.03m)
(8'8" maximum x 6'8") A versatile third bedroom with a UPVC double glazed window to the front aspect, central heating radiator and power points. The room also benefits from fitted wardrobe space and could alternatively be utilised as a home office, depending on individual requirements.

Shower Room
Fitted with a low flush WC, wash hand basin with mixer tap and useful storage cupboard beneath, together with a walk-in shower featuring an electric shower and fitted glazed screen. Wet wall boarding surrounds the shower area, while a central heating radiator and UPVC double glazed window to the rear complete the room.



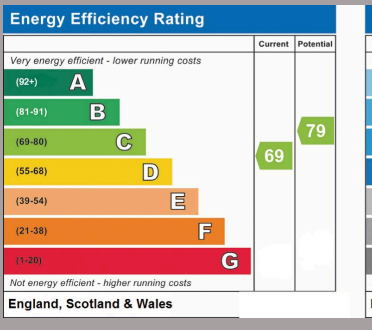
Outside
To the front of the property is a well-maintained lawned garden with planted shrubs and a pathway leading to the main entrance door. The rear garden has also been well cared for and features a paved patio seating area, lawn and established shrub borders, with timber fencing providing enclosed boundaries. A further benefit is a garage located within a block to the rear of the property. The garage is the second one on the right as you leave the rear garden.

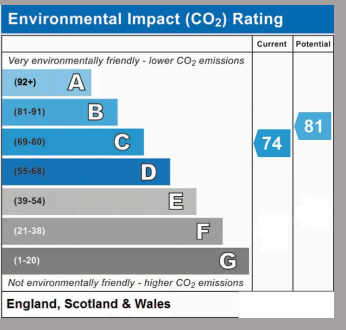


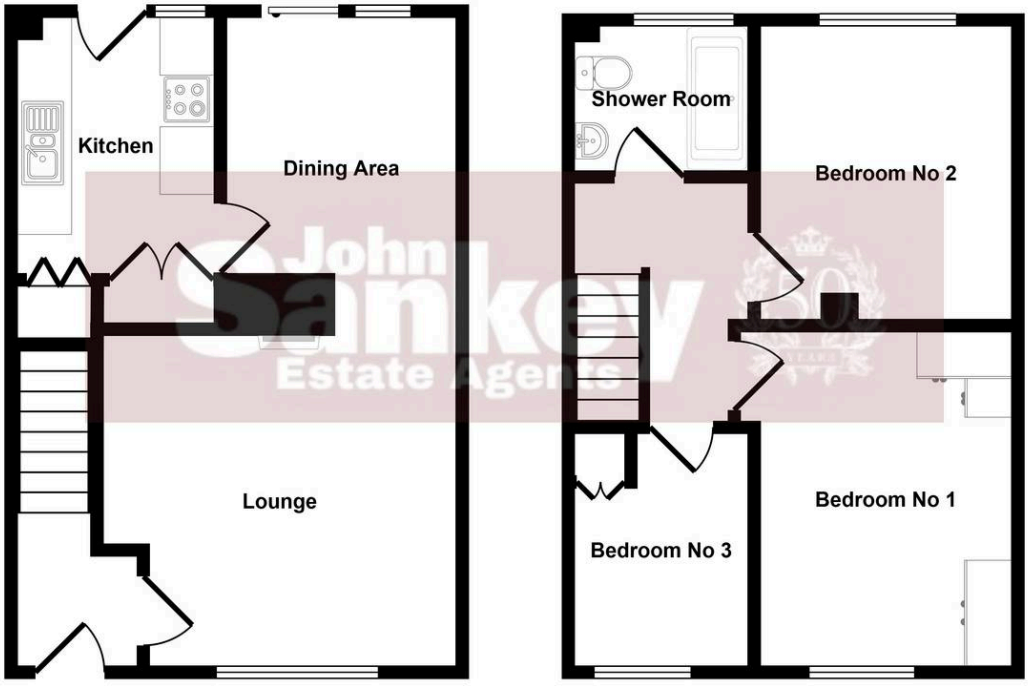
Additional Information
Tenure: Freehold

Council Tax Band: A (Mansfield District Council)

Mobile/Broadband Coverage Checker visit: 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 approximate and are not to be used for furnishing or any other purposes.

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