



3 Hodgkinson Road, Kirkby-In-Ashfield

£110,000 OFFERS IN REGION OF NO CHAIN Freehold

THREE BEDROOM TERRACED PROPERTY • GENEROUSLY SIZED LOUNGE AND DINING ROOM • FITTED KITCHEN AND CONVENIENT DOWNSTAIRS STORAGE • SITUATED CLOSE TO LOCAL AMENITIES - EPC RATING: D • LOW MAINTENANCE REAR GARDEN WITH OUTDOOR STORAGE SPACE • IDEAL FOR FIRST TIME BUYERS AND INVESTORS



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





Entrance hall

A welcoming entrance hall providing access to the ground floor accommodation and stairs leading to the first floor.

Lounge

13' 4" x 12' 9" (4.06m x 3.89m)

A generously sized living space featuring a characterful fireplace and a UPVC double-glazed window overlooking the front of the property. The room also benefits from a central heating radiator and power points throughout.

Dining room

12' 5" x 10' 9" (3.79m x 3.28m)

A generously sized dining room capable of comfortably seating up to six people. The room features a practical built-in storage space, a UPVC double-glazed window, central heating radiator, and power points.

Kitchen

12' 4" x 6' 9" (3.76m x 2.06m)

The kitchen is fitted with wall and base units providing ample storage and incorporating a one-and-a-half bowl sink with tiled splashbacks for ease of maintenance. There is additional space for appliances, along with a UPVC double-glazed window allowing natural light, a central heating radiator, and power points.

First floor

Bedroom No 1

13' 0" x 10' 6" (3.96m x 3.20m)

A generously sized double bedroom featuring a UPVC double-glazed window, central heating radiator, and power points.

Bedroom No 2

10' 9" x 10' 3" (3.28m x 3.12m)

A double bedroom with a UPVC double-glazed window overlooking the rear garden. The room also benefits from a central heating radiator and power points.

Bedroom No 3

7' 8" x 5' 6" (2.34m x 1.68m)

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 bath with electric shower, low-flush WC, and pedestal sink. The room also features a UPVC double-glazed window, central heating radiator, and useful storage space.



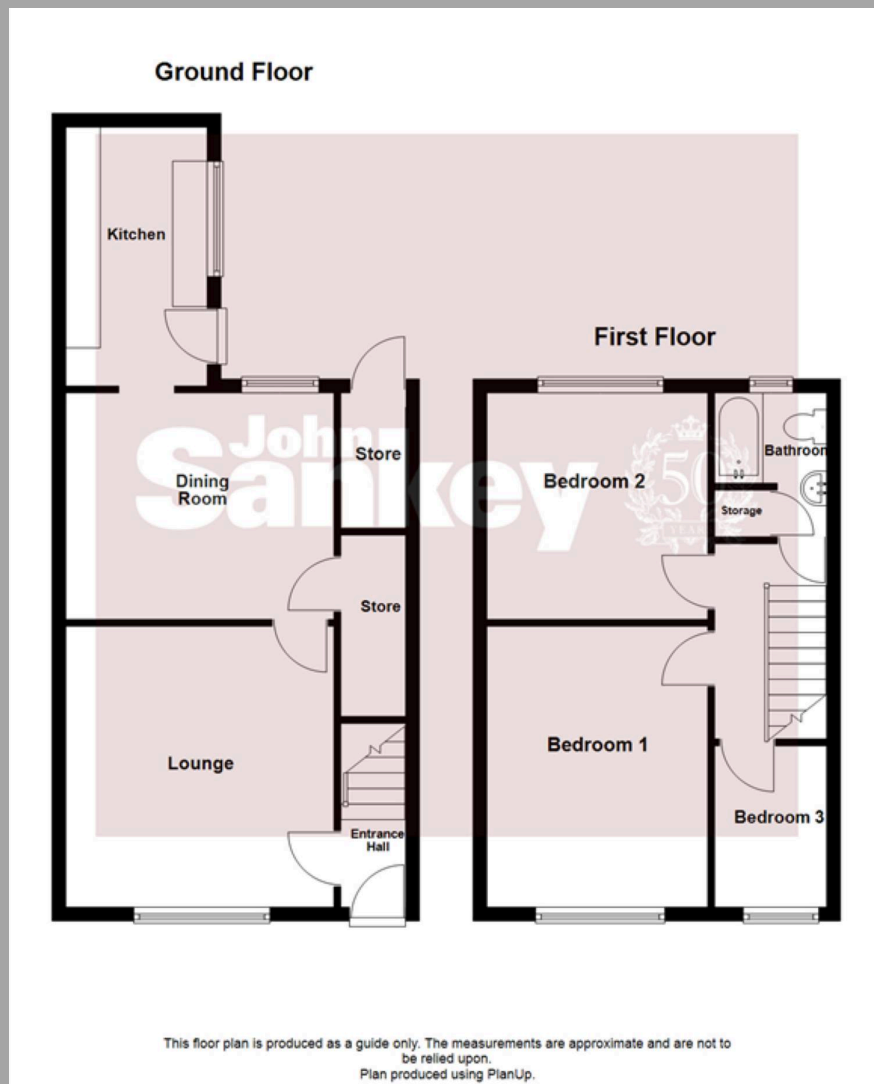
Outside

The front of the property benefits from permitted parking, along with a small outdoor space bordered by a wall, adding character and separation from the pavement. To the rear, the home features a patio area, ideal for outdoor seating, relaxing, or entertaining guests. The remainder of the garden is laid to lawn and is bordered by mature trees and shrubbery, creating a pleasant and private outdoor setting. The outside space benefits from an outdoor storage space also.

Additional information

Tenure: Freehold Council tax band: A
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.

This well presented three bedroom terraced property offers an excellent opportunity for first time buyers and investors. The home features a generously sized lounge and dining room, providing a comfortable and versatile living space for relaxing or entertaining guests. The fitted kitchen is thoughtfully designed with ample storage and workspace. Additional downstairs storage enhances practicality, ensuring every-day items are easily accessible yet neatly tucked away. Upstairs, three well proportioned bedrooms provide flexible accommodation, suitable for families, or those seeking a home office or additional living spaces. The bathroom compliments the bedrooms and completes the upper floor. The property is situated close to local amenities (including shops, schools, and transport links), making daily errands and commuting easy. With its practical layout, this home is ready for immediate occupation and offers scope for personalisation. Whether you are seeking your first step onto the property ladder or a solid investment opportunity, this property represents a smart choice in a convenient location. Early viewing is highly recommended to appreciate all that this appealing home has to offer.



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