



**98 Sixth Avenue, Edwinstowe, Mansfield,
Nottinghamshire, NG21 9PW**

£147,500
Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- SEMI - DETACHED HOME
- FITTED KITCHEN
- UPVC DOUBLE GLAZED CONSERVATORY
- 3 GOOD SIZED BEDROOMS
- DRIVEWAY PARKING, USEFUL STORE (former garage)
- NO UPWARD CHAIN
- SPACIOUS LOUNGE/ DINER
- CONVERTED BOOT/UTILITY ROOM
- 1st FLOOR BATHROOM
- ATTRACTIVE ENCLOSED REAR GARDEN

ACCOMMODATION

A timber entrance door leads into the entrance hall.

ENTRANCE HALL

With laminate flooring, a central heating radiator and stairs to the 1st floor.

KITCHEN

Fitted with a range of base and wall units with cupboards and drawers, roll edge worktops and tiled splashbacks, a built-in Lamona oven with 4 ring gas hob and extractor hood over plus space for appliances including plumbing for a washing machine. There are double glazed windows to the front and side elevation and tiled flooring.

LOUNGE/ DINER

Spanning the width of the property at the rear, this spacious reception room has 2 central heating radiators, a double glazed window to the rear and sliding patio doors into the conservatory.

CONSERVATORY

Of brick and UPVC construction with laminate flooring and double French doors onto the rear garden.

BOOT ROOM/UTILITY

Forming the rear of the original single garage and having a central heating radiator and laminate flooring.

1ST FLOOR LANDING

With access to the bedrooms and bathroom.

BEDROOM ONE

A spacious double bedroom with laminate flooring, a central heating radiator and a double glazed window to the front elevation.

BEDROOM TWO

A double bedroom with laminate flooring, a central heating radiator and a double glazed window to the rear elevation.

BEDROOM THREE

With laminate flooring, a central heating radiator and a double glazed window to the rear elevation.

BATHROOM

With tile effect laminate flooring, a central heating radiator, a double glazed window to the front elevation, an airing cupboard housing the Baxi combination boiler and fitted in white with a panel sided bath with mains fed shower and glazed screen, a close coupled toilet and a pedestal wash basin with hot and cold taps.

DRIVEWAY AND STORE

A double width driveway to the front of the plot provides driveway standing for at least 2 cars and leads to the integral store (formally the garage_ with up-and-over door.

GARDENS

The property enjoys an enclosed rear garden, benefitting from a westerly aspect and including a small level lawn and patio seating areas.

COUNCIL TAX BAND

The property is currently registered as council tax band B

VIEWING INFO

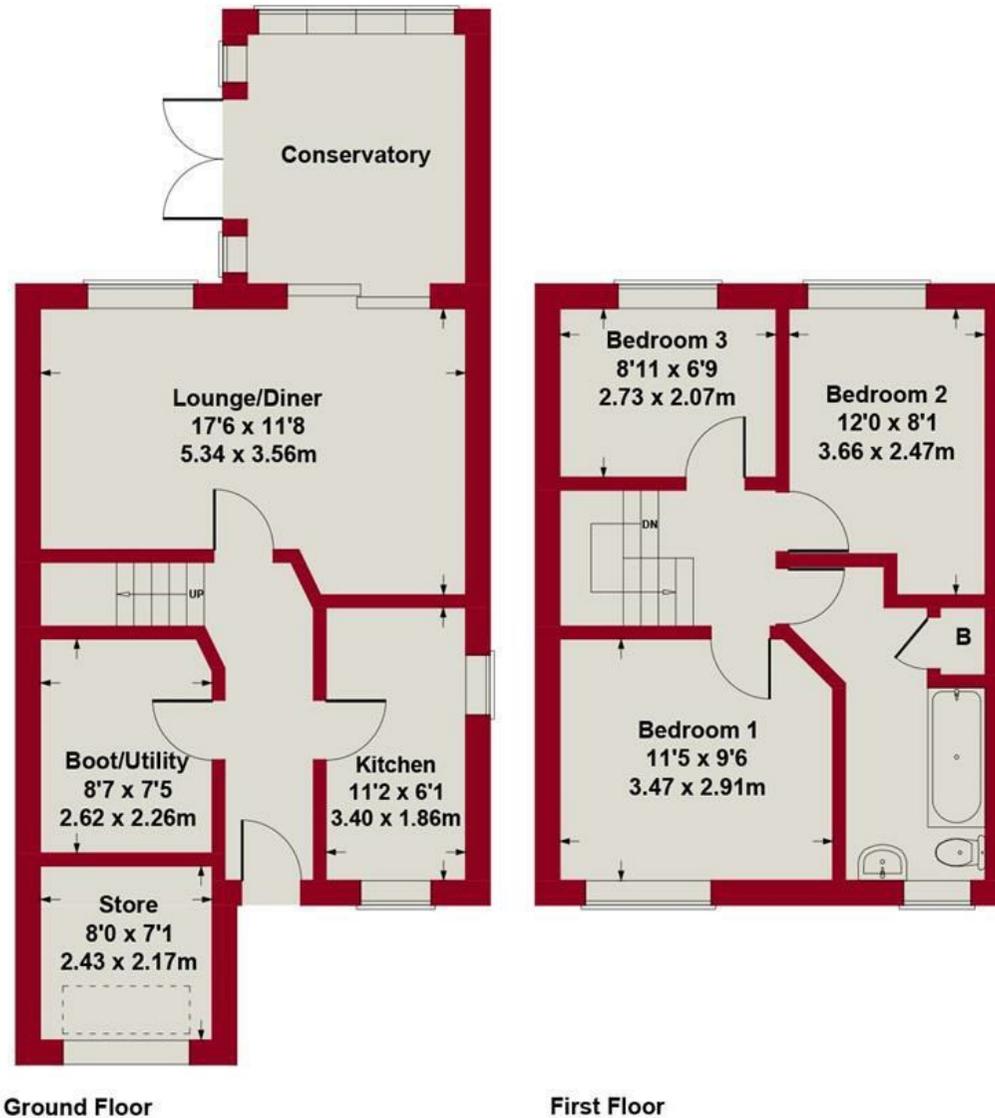
Viewing Information - Strictly by appointment with the selling agents. For out of office hours please call Amy Tillson, Director at Richard Watkinson and Partners on 07973 549004







Approximate Gross Internal Area
957 sq ft - 89 sq m



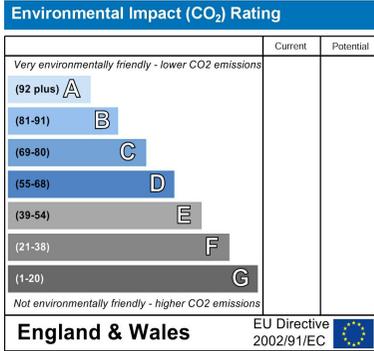
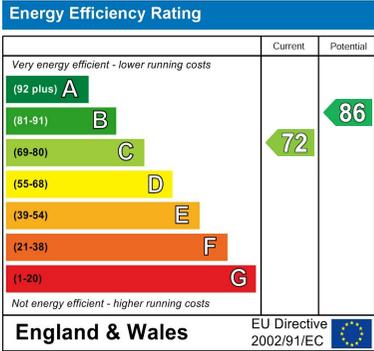
Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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