





7 Beauvale Road, Kirkby-In-Ashfield £150,000 Freehold

THREE BEDROOM SEMI-DETACHED HOME • IDEAL FIRST STEP ONTO THE PROPERTY LADDER • DRIVEWAY & SPACIUOS REAR GARDEN • NO UPWARD CHAIN, VIEWING HIGHLY RECOMMENDED















How To Find The Property

Leave Mansfield via the Nottingham Road A60 until reaching the traffic lights by West Notts Collage. Take a right turn at the lights and follow Derby Road for approximately 4 miles continuing straight ahead at the traffic lights by Diamond Avenue, heading towards Annesley. At the next set of light turn right into the shoulder of mutton hill at then take the first left onto Nuncargate Road and follow until it becomes Main Road. At the T-junction continue straight ahead onto Arthur Green Road, this then becomes Beauvale Road and the property is located on the left hand side, clearly marked by one of our sign boards.

Entrance Hall

The entrance door leads from the driveway to the side of the property. Two cupboards offer storage space while the space under the stairs also has space and plumbing for a washing machine. Additionally, there are spot lights to the ceiling, central heating radiator and internal doors lead to the dining room, kitchen and stairs rise to the first floor.

Lounge

Dimensions: 4.45m x 3.43m (14'7" x 11'3"). A good size room with a UPVC double glazed window to the front of the property that offers plenty of natural light to the room. There is laminate flooring, central heating radiator, TV point and power points. Convenient open access also leads to the dining room.

Dining Room

Dimensions: 3.76m x 2.95m (12'4" x 9'8"). Leading from the lounge, the dining room would comfortably seat 6-8 people and benefits for a UPVC double glazed window to the front aspect, laminate flooring, central heating radiator and power points.

Kitchen

Dimensions: 2.72m x 2.26m (8'11" x 7'5"). This kitchen is currently equipped with wall & base units with a work surface housing a one and half bowl sink and drainer unit. A UPVC double glazed window over looks the rear garden and a door provides access. Additionally, there is space for a freestanding cooker and spot lights to the ceiling

First Floor

Bedroom No 1

Dimensions: 3.71m x 3.43m (12'2" x 11'3"). A good sized double room in our opinion with a UPVC double glazed window to the front aspect, central heating radiator and power points.

Bedroom No 2

Dimensions: 3.66m x 3.43m (12'0" x 11'3"). Again located to the front a UPVC double glazed window floods the room with natural light. This double room also features a central heating radiator and power points.

Bedroom No 3

Dimensions: 2.67m x 2.26m (8'9" x 7'5"). The third room is generously proportioned in our opinion with a UPVC double glazed window to the rear aspect, central heating radiator, power points and loft access.

Bathroom

Comprises of a low flush WC, panelled bath with mains fed shower above and a wall mounted sink unit with a mixer tap. A UPVC double glazed window to the rear aspect, heated towel rail and spot lights to the ceiling.

Outside

The property occupies a generous plot with a driveway and lawned frontage which does offer potential to create further parking should you require. Gated access also leads to the rear garden. The rear garden is absolutely perfect for any keen gardener, for entertaining and for children to play. This really good size space is currently mostly laid to lawn so offers huge potential to create your very own oasis. Additional benefits are the out buildings which provide storage solutions and outside tap. A gate to one side, leads out the the driveway.

Additional Information

Tenure: Freehold

Council Tax Band: A

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadbanc checker.





