



24 Byron Avenue, Mansfield Woodhouse

£165,000 Freehold

Don't delay book a viewing today! EPC RATING: D • Garage and Shared Driveway • Semi detached house • Three bedrooms • Close to an abundance of amenities, A60 & bus route • Open Plan Modern living



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John Sankey





How to find the property

Leave Mansfield via the A60 Woodhouse Road and at the traffic lights adjacent to the four ways turn left onto Butt Lane, then turn left onto Burns Avenue then right onto Byron Avenue and the property is on the left hand side and can be identified by our for sale board.

Ground Floor

Entrance Hall

With a uPVC door, central heating radiator, stairs rising to the first floor, laminate floor, door to the downstairs w.c. and lounge.

Open Plan Living Room/Dining Kitchen

Dimensions: 4.19m x 4.14m (13'9" x 13'7"). Having uPVC french doors leading out to the generous well maintained garden, side windows and uPVC window to the front, there is an archway through to the dining room opening to the kitchen, laminate floor and there is space for a table and chairs.

Kitchen Area

Dimensions: 6.30m x 2.08m (20'8" x 6'10"). Fitted with a range of wall and base units, cupboards and drawers, stainless steel sink and drainer, uPVC window to the front, plumbing for a washing machine, space for a fridge freezer, eye level oven, gas hob with extractor fan over with an opening into the dining area.

First Floor

Stairs and Landing

With a radiator and a uPVC window to the front.

Bedroom No. 1

Dimensions: 4.14m x 3.18m (13'7" x 10'5"). With a uPVC double glazed window to the front, central heating radiator and laminate floor.

Bedroom No. 2

Dimensions: 3.25m x 3.07m (10'8" x 10'1"). With a uPVC double glazed window to the rear and central heating radiator.

Bedroom No. 3

Dimensions: 2.97m x 1.80m (9'9" x 5'11"). With a uPVC double glazed window to the front and central heating radiator.

Bathroom

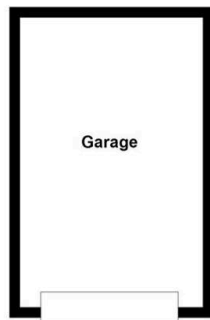
Having a wash hand basin, low flush w.c. and bath, part tiled walls and central heating radiator.

Outside

The front of the property has a shared driveway leading to the garage with up and over door, there is access to the generous size rear garden that is well maintained, laid to lawn with patio areas and an abundance of flowers, plants and shrubs. There are two lawns, situated on a generous plot, two patio areas and garden shed.

Additional Information

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



Garage

Ground Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



Total area: approx. 80.5 sq. metres (866.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
Plan produced using PlanUp.