





# 55 Stanley Road, Forest Town £185,000 Freehold

SEMI-DETACHED DORMA BUNGALOW • THREE BEDROOMS • CLEAN & TIDY INTERIOR • POPULAR LOCATION, CLOSE TO VICARS WATER COUNTRY PARK • NO UPWARD CHAIN, VIEWING RECOMMENDED • EPC RATING: C







## **How To Find The Property**

Take the Southwell Road West out of Mansfield to the traffic lights at the brow of the hill by Fittapart, turn left into Carter Lane B6030 and continuing through the next set of lights past Forest Town high street before taking the eventual right turn onto Stanley Road, the property is then located on the left hand side and is clearly marked by one of our signboards.

# **Entrance**

Accessed via a UPVC double-glazed door to the side of the property, the entrance hall provides open access to the kitchen and doors to all other accommodation within the bungalow. It includes a central heating radiator and a storage cupboard housing the hot water tank.

# Living Room

13' 2" x 10' 4" (4.01m x 3.15m)

Featuring a gas fire as a central focal point, the room benefits from a UPVC double-glazed window to the front, allowing plenty of natural light, and is complete with a central heating radiator, TV point, and power point.

# Kitchen

8' 9" x 8' 0" (2.67m x 2.44m)

Fitted with wall and base units, and complemented by a work surface with space and plumbing for a washing machine beneath. A UPVC double-glazed window to the front aspect brings in natural light, while the gas central heating boiler, installed in 2020, is also located here.

## Bedroom No 1

11' 5" x 10' 4" (3.48m x 3.15m)

Positioned at the rear of the property, Bedroom One is a double room with a window overlooking the garden. The room features a fitted cupboard beneath the stairs, offering ideal storage or wardrobe space, a central heating radiator, and power point.

# Bedroom No 3

10' 1" x 9' 8" (3.07m x 2.95m)

Bedroom Three also enjoys views over the rear garden through a UPVC double-glazed window. The room includes a central heating radiator, power point, and loft access, providing ample flexibility for use as a bedroom, office, or hobby room.

#### **Bathroom**

The bathroom comprises a three-piece suite, including a low flush WC, pedestal sink, and a panelled bath with half-tiled walls. A UPVC double-glazed window to the side aspect provide natural light, and the space is completed with a central heating radiator.

## **First Floor**

## Bedroom No 2

8' 9" x 8' 7" (2.67m x 2.62m)

Located on the first floor, Bedroom Two benefits from a UPVC double-glazed window to the front aspect, offering a bright and pleasant space. The room is fitted with a central heating radiator and power point.

#### **Outside**

The front of the property features a driveway with space for at least two cars, complemented by a low-maintenance slate-chipped area with shrub planted, an outdoor tap, and convenient access to the garage. The rear garden is a lovely, private outdoor space, offering a paved patio area for seating, a central lawn with pebbled borders, and mature shrubs. A shed with power is included in the sale, providing additional storage. The garden is fully enclosed with fenced boundaries, creating a secure environment for relaxation or entertaining.

# Garage

A generously sized garage with power and lighting, featuring an up-and-over door as well as a pedestrian UPVC double-glazed door leading out to the rear garden. This space offers excellent storage or workshop potential and adds significant practicality to the property.

# **Additional Information**

Tenure: Freehold

Council Tax Band: B

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





