



98 George Street, Mansfield

£110,000 Freehold

LOVELY HOME WHICH IS PERFECT FOR FIRST TIME BUYERS OR BTL INVESTORS • TWO DOUBLE BEDROOMS & TWO RECEPTION ROOMS • WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES • EARLY VIEWING HIGHLY RECOMMENDED • NO UPWARD CHAIN, EPC RATING D



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John Sankey





How To Find The Property

Take Chesterfield Road South out of Mansfield and at the traffic lights just after Tesco, turn left onto Rosemary Street. Turn right onto Ladybrook Lane, then right again onto George Street. The property is located on the right hand side.

Living Room

12' 2" x 11' 3" (3.71m x 3.43m)

The property welcomes you into a bright and inviting living room featuring a UPVC double-glazed door and window to the front aspect, allowing for plenty of natural light. The space is neutrally decorated with laminate flooring, a central heating radiator, and offers seamless access to the dining room.

Dining Room

12' 2" x 12' 0" (3.71m x 3.66m)

A generously sized second reception room, the dining room benefits from a UPVC double-glazed window overlooking the rear aspect. It features laminate flooring, a central heating radiator, power point and a convenient under-stairs cupboard providing practical storage, with a door leading through to the kitchen.

Kitchen

10' 2" x 6' 10" (3.10m x 2.08m)

This neutral-toned kitchen is fitted with base units and a work surface, complete with a cooker and four-ring gas hob, included in the sale. The kitchen also features a sink and drainer unit, tiled flooring, and a UPVC double-glazed window and door that lead out to the rear garden, providing a light and airy feel.

First Floor

Bedroom No. 1

12' 2" x 11' 3" (3.71m x 3.43m)

A spacious double bedroom with a UPVC double-glazed window to the front aspect. The room is enhanced by a charming decorative Victorian-style fire surround as a central feature, a central heating radiator, and power point.

Bedroom No. 2

12' 0" x 9' 2" (3.66m x 2.79m)

The second bedroom is another well-proportioned double room, boasting a UPVC double-glazed window overlooking the rear aspect. It includes a useful storage cupboard over the stairs, a central heating radiator, and power point.

Bathroom

The bathroom is fitted with a modern three-piece suite, comprising a low-flush WC, a pedestal sink, and a panelled bath with a mixer shower over. A UPVC double-glazed window to the rear provides natural light, while a central heating radiator ensures comfort. Additionally, a cupboard houses the gas central heating boiler.

Outside

The front of the property is defined by a charming stone boundary wall that leads to the main entrance door. To the rear, the garden offers a fantastic opportunity for further landscaping, with plenty of potential to create a private and enjoyable outdoor space. The area includes two useful outbuildings for additional storage.

Additional Information

Tenure: Freehold

Council Tax Band: A

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

