



## 39 Garnon Street, Mansfield

Offers in the region of £179,950 – Freehold

Fully Renovated, Beautifully Presented Semi Detached House • Three Bedrooms and Renovated Family Bathroom  
 • Rewired-Replastered and Brand New Kitchen • Large Lounge Diner and Conservatory • Generous Rear Garden  
 and Off Street Parking • NO CHAIN, Viewing Essential, EPC rating D



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**John Sankey**







### **How to find the property**

Leave Mansfield via the A38 Sutton Road, continue up and after the Bold Forester take the second right onto Intake Avenue, then second left onto Garnon Street, the property is up on the left hand side and can be identified by our for sale board.

### **Hallway**

With Composite door inviting you in, and upvc double glazed side window, providing natural light, stairs rising to the first floor, radiator and doors to the lounge and kitchen.

### **Lounge Diner**

12' 3" x 11' 2" (3.73m x 3.40m)

Spacious light and airy living space, fully replastered and new sockets. The dining area has a large bay window to the front of the property, radiator and feature opening to the chimney where the buyer can have a fire installed if required, or leave it as a feature. The lounge area flows seamlessly from the dining area, with radiator and doors leading into the conservatory. Both rooms have been fully decorated and all new plush flooring.

### **Dining Area**

15' 10" x 11' 2" (4.83m x 3.40m)

### **Kitchen**

17' 2" x 5' 4" (5.23m x 1.63m)

Brand new bespoke kitchen designed with practicality in mind, fitted with a range of modern wall and base units, cupboards and drawers, brand new induction hob extractor fan over and decorative splash back, eye level oven, plumbing for washing machine, space for fridge freezer, extra cupboards in built into the wall, maximising storage potential, all new sockets and re-plastered. Two Upvc windows and door leading to the rear garden.

### **Conservatory**

9' 5" x 7' 0" (2.87m x 2.13m)

Upvc double glazed, accessible from the lounge and the garden, all new flooring installed.

### **Stairs and landing**

With Upvc double glazed window and doors leading to the three bedrooms and family bathroom.

### **Bedroom 1**

15' 10" x 11' 2" (4.83m x 3.40m)

With Upvc window to the front of the property and radiator, all new plush flooring.

### **Bedroom 2**

10' 11" x 10' 10" (3.33m x 3.30m)

With Upvc window to the rear of the property radiator and all new plush flooring.

### **Bedroom 3**

7' 2" x 5' 9" (2.18m x 1.75m)

With Upvc window to the front of the property, radiator and all new plush flooring.

### **Bathroom**

Recently renovating with three piece suite comprising of:- bath with electric shower over, shower screen, wash hand basin, low flush wc, Upvc double glazed window, cupboard housing the central heating boiler and chrome heated towel rail.



## Externally

To the front of the property there is a low maintenance area and off street parking. The rear garden is a very generous size, laid to lawn, viewing is essential.

## Additional Information

Standard Construction EPC rating D No  
Onward Chain Freehold  
Mobile/Broadband Coverage Checker  
visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click  
mobile & broadband checker.

