



## 54 Melbourne Street, Mansfield Woodhouse

Guide Price £185,000 – £190,000 NO UPWARD CHAIN Freehold

DETACHED BUNGALOW BEING SOLD WITH NO UPWARD CHAIN • TWO BEDROOMS BOTH WITH WARDROBES INCLUDED • SPACIOUS LIVING ROOM & FITTED KITCHEN • DRIVEWAY & GARAGE • ON A BUS ROUTE CLOSE TO SHOP/POSTOFFICE DOCTORS AND OTHER AMENITIES VIEWING HIGHLY RECOMMENDED



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**John Sankey**









### **Entrance Hall**

Leading in from the driveway, the entrance hall provide access to all of the bungalows accommodation, central heating radiator and loft access.

### **Living Room**

16' 11" x 10' 0" (5.16m x 3.05m)

A UPVC double glazed window to the front aspect provides the room with plenty of natural light. A gas fire centrepiece sits as the central feature, and a serving hatch through to the kitchen. Additionally, there is a central heating radiator, TV and Power points .

### **Kitchen**

9' 8" x 8' 8" (2.95m x 2.64m)

Opening from the entrance hall, the kitchen benefits from wall and base units with a worksurface a top which houses a sink and drainer unit with mixer tap. A UPVC double glazed window to the front office natural light., space for a small breakfast table and space and plumbing for a washing machine and central heating radiator.


### **Bedroom No1**

12' 11" x 10' 0" (3.94m x 3.05m)

A generous sized double bedroom, with a UPVC double glazed window to the rear aspect overlooking the garden. There is a central heating radiator and fitted wardrobe with sliding doors which will be included within the property sale. 

### **Bedroom No2**

9' 11" x 8' 8" (3.02m x 2.64m)

A generous size 2nd bedroom again benefiting from a wardrobe with sliding doors which will be included within the property sale. A UPVC double glazed window to the rear aspect overlook the garden , central heating radiator and power points. 

### **Bathroom**

Comprising briefly of a three-piece suite, offering a low flush WC with inset sink unit. A panelled bath with electric shower over, fully tiled walls, a UPVC double glazed window to the side aspect and central heating radiator.

## Outside

The property offers a low maintenance pebbled frontage ideal for potted plants a driveway which continues to the side of the property to the garage. There's also an outside tap and access to the rear garden. The rear garden is mostly laid to lawn with access to the side of the property leading to the driveway.

## Garage

Having an up and over door the garage is a useful area for storage with a pedestrian door to the side leading out to the garden.

## Additional Information

Tenure: Freehold Council Tax Band: B  
Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

