



## 9 Salisbury Road, Mansfield

£244,000 Freehold

TWO BEDROOM DETACHED BUNGALOW WITH NO UPWARD CHAIN • MODERN KITCHEN WITH INTEGRATED APPLIANCES  
• BATHROOM WITH SHOWER ENCLOSURE • BOTH BEDROOMS HAVING FITTED WARDROBES • GARAGE AND DRIVEWAY  
PLUS ENCLOSED REAR GARDEN



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**John Sankey**  50 YEARS



## **Hallway**

Large hallway with composite entrance door, carpeted flooring, central heating radiator, loft access and spot lights.

## **Lounge**

Dimensions: 4.85m x 3.63m (15'11 x 11'11). With feature stone hearth inset with coal effect electric fire, carpeted flooring, central heating radiator and Upvc double glazed window.

## **Dining Kitchen**

Fitted with a range of modern base and wall cupboard units with wood effect work surfaces inset with stainless steel drainer sink and mixer tap, induction hob with extractor above, single electric oven, integrated fridge/freezer, integrated washing machine and dishwasher plus vinyl flooring, central heating radiator, Upvc double glazed window and composite door leading to the rear garden.

## **Bedroom No. 1**

Dimensions: 3.02m x 3.96m (9'11 x 13). With carpeted flooring, central heating radiator, Upvc double glazed window and fitted wardrobes.

## **Bedroom No.2**

Dimensions: 3.33m x 3.66m (10'11 x 12). With carpeted flooring, central heating radiator, Upvc double glazed window and fitted wardrobes.

## **Bathroom**

Fitted with a modern three piece suite comprising of curved shower enclosure with gravity shower, low level w.c, wash hand basin inset into vanity unit, mirror fronted wall cupboard, heated towel rail, vinyl flooring and Upvc double glazed window.

## Outside

To the front there is a mainly gravelled garden with a selection of shrubs and bushes with a driveway leading to the integral garage. Well maintained mainly lawned garden with slabbed patio area plus access to the front of the property via the side gate as well as access to the coal house which houses the gas combination boiler.

## Garage

With up and over door, light and power.

## Additional Information

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



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## Ground Floor

Approx. 68.5 sq. metres (737.3 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.

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