



26 Millers Way, Kirkby-In-Ashfield

GUIDE PRICE £120,000 - £130,000 Freehold

TWO BEDROOM SEMI DETACHED HOUSE • IDEAL FOR INVESTMENT OR FIRST TIME BUYER PROPERTY • SPACIOUS REAR GARDEN WITH OFF ROAD PARKING • FAMILY BATHROOM WITH CLOAKS/W.C • IDEAL CUL DE SAC LOCATION



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email: enquiries@johnsankey.com

John Sankey





Ground Floor

Entrance Hall

Accessed via a UPVC double glazed composite entrance door, the hallway features laminate flooring, a central heating radiator, and stairs leading to the first floor.

Cloakroom

Conveniently located on the ground floor, the cloakroom includes a low-level WC, wall-mounted wash hand basin with hot and cold taps, a central heating radiator, UPVC double glazed window, and laminate flooring.

Lounge/Dining Area

15' 3" x 12' 11" (4.65m x 3.94m)

A spacious and inviting living area with carpeted flooring, two central heating radiators, a UPVC double glazed window, and sliding patio doors opening out to the rear garden. An under-stairs storage cupboard offers additional practicality.

Kitchen

9' 9" x 6' 4" (2.97m x 1.93m)

The kitchen is fitted with a range of wall and base cupboard units with roll-top work surfaces, incorporating a stainless steel drainer sink with mixer tap. Appliances include a four-ring gas hob with extractor fan above and a single electric oven. There is space for a fridge freezer and washing machine. Finished with vinyl flooring and a UPVC double glazed window providing natural light.

First Floor

Landing

With carpeted flooring, a UPVC double glazed window, storage cupboard, and loft access.

Bedroom No. 1

12' 11" x 10' 10" (3.94m x 3.30m)

A generously sized double bedroom featuring carpeted flooring, a central heating radiator, two UPVC double glazed windows, and a built-in wardrobe.

Bedroom No. 2

11' 9" x 7' 0" (3.58m x 2.13m)

A good-sized second bedroom with carpeted flooring, a central heating radiator, and a UPVC double glazed window overlooking the rear garden.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with glazed screen and gravity-fed shower above, low-level WC, and a pedestal wash hand basin with mixer tap. Finished with part-tiled walls, vinyl flooring, a central heating radiator, and a UPVC double glazed window.

Outside

Gardens Front

To the front, there is a low-maintenance AstroTurf garden and off-street parking. A side path provides access to the rear of the property.

Gardens Rear

The enclosed rear garden features a combination of lawn and decking, bordered with a selection of trees and shrubs—perfect for outdoor dining and entertaining.

Additional Information

Tenure: Freehold Council Tax Band: A
Mobile/Broadband Coverage Checker visit:
www.ofcom.org.uk then click mobile & broadband checker.

