



4 Catherine Avenue, Mansfield Woodhouse

"Offers Over" £200,000 Freehold

SEMI-DETACHED HOME • THREE BEDROOMS WITH OPPORTUNITY OF A HOME OFFICE • SEPARATE DINING ROOM AND LOUNGE FOR EXTRA LIVING SPACE • DOWNSTAIRS UTILITY ROOM / WC • CLOSE TO LOCAL AMENITIES



41 Albert Street, Mansfield, NG18 6AN
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John Sankey





Entrance Hall

A welcoming entrance offering access to the downstairs living areas, central heating radiator, and power points,

Dining Room

9' 10" x 11' 3" (3.00m x 3.43m)

The dining room features UPVC double-glazed bay window, coved ceiling, log burner, central heating radiator, and power points. Fitted units provide additional storage, and the space accommodates dining for up to six people.

Lounge

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

A lovely space with laminate flooring, spotlights, a UPVC double-glazed window, built-in storage units, a central heating radiator, and power points.

Kitchen

5' 7" x 9' 10" (1.70m x 3.00m)

The kitchen is fitted with wall and base units and features integrated appliances, including a hob with an extractor fan and an oven. It also includes a one-and-a-half sink and boasts tiled walls from floor to ceiling. A UPVC double-glazed window provides natural light, while a UPVC door offers direct access to the conservatory.

Conservatory

4' 7" x 7' 7" (1.40m x 2.31m)

This space features tiled flooring, UPVC double-glazed windows allow natural light to flood in, and power points, and lighting along with a door that leads onto the rear garden.

Utility Room

4' 9" x 5' 10" (1.45m x 1.78m)

Conveniently located, this space features tiled walls from floor to ceiling, a low-flush WC, sink, washer, storage, a central heating towel rail, and a UPVC double-glazed window.

Utility Room

4' 9" x 5' 10" (1.45m x 1.78m)

Conveniently located, this space features tiled walls from floor to ceiling, a low-flush WC, sink, washer, storage, a central heating towel rail, and a UPVC double-glazed window.

Bedroom No 1

12' 10" x 11' 0" (3.91m x 3.35m)

A generous sized double bedroom featuring a UPVC double-glazed window, spotlights, power points, and a central heating radiator.

Bedroom No 2

9' 10" x 11' 11" (3.00m x 3.63m)

A second double bedroom with a UPVC double-glazed window, central heating radiator, spotlights, and power points.

Bedroom No 3

8' 8" x 8' 11" (2.64m x 2.72m)

A versatile space, the third bedroom is equipped with a UPVC double-glazed window, central heating radiator, and power points. This space could be equally suitable as a home office, offering added practicality to the property.

Bathroom

The bathroom features fully tiled walls from floor to ceiling, a UPVC double-glazed window, a bath with mains-fed shower, pedestal sink, low-flush WC, central heating towel rail, and spotlights.

Outside

The front of the property provides off-road parking and features a low-lying wall enclosing a small garden area.

The rear garden offers a wooden decking area, ideal for relaxing and entertaining, complemented by a low-maintenance lawn area and a shed for storage. There is also a stone built garage for storage.

Additional Information

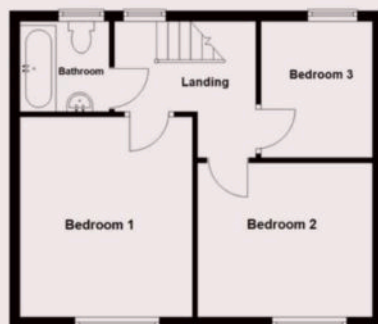
Tenure: Freehold Council tax band: A

Mobile/Broadband Coverage Checker visit:

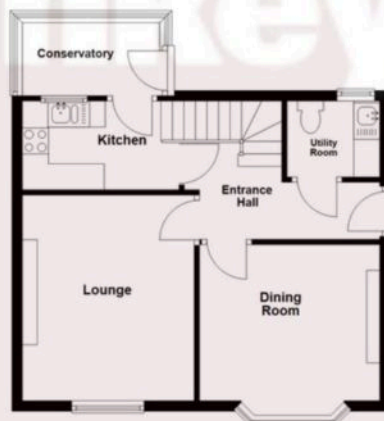
www.ofcom.org.uk then click mobile & broadband checker



First Floor



Ground Floor



This floor plan is for illustration purposes only. It is not to scale, please do not rely on this floor plan for room dimensions or any other purpose.
Plan produced using PlanUp.

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