



36 Edgehill Grove, Mansfield Woodhouse

£160,000 Freehold

TWO BEDROOM SEMI DETACHED PROPERTY • GENEROUSLY SIZED LOUNGE AND DINING ROOM. EPC RATING: C • MODERN KITCHEN WITH INTEGRATED APPLIANCES • DRIVEWAY PROVIDING OFF ROAD PARKING • SITUATED IN A SOUGHT AFTER LOCATION AND QUIET CUL-DE-SAC



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John Sankey





Lounge

13' 5" x 13' 0" (4.09m x 3.96m)

A generous and welcoming living space featuring a UPVC double-glazed window that fills the room with natural light. The lounge also includes a central heating radiator and power points, providing both comfort and practicality.

Dining Room

13' 0" x 11' 0" (3.96m x 3.35m)

A generously sized dining area that can comfortably seat up to six people. This room features a central heating radiator, power points, and under-stairs storage for added convenience. Double UPVC doors open out onto the rear garden, seamlessly connecting indoor and outdoor living, while also linking directly to the kitchen.

Kitchen

8' 2" x 7' 8" (2.49m x 2.34m)

A bright and airy kitchen illuminated by three UPVC double-glazed windows. It features wall and base units housing an oven, hob, and sink, along with space for additional appliances. The tiled splashback ensures easy maintenance, and the room also includes spotlights, a central heating radiator, and power points throughout.

First Floor

Bedroom No 1

13' 2" x 10' 9" (4.01m x 3.28m)

A generously double bedroom with a UPVC double-glazed window overlooking the front of the property. This room also benefits from built-in storage, a central heating radiator, and power points.

Bedroom No 2

10' 4" x 9' 2" (3.15m x 2.79m)

A large double bedroom with a UPVC double-glazed window overlooking the front of the property. This room also benefits from built-in storage, a central heating radiator, and power points.

Bathroom

A well-equipped modern bathroom featuring a low flush WC, vanity sink with mixer tap, and a bath with shower attachment. The space is finished with tiled walls from floor to ceiling for ease of maintenance, and also includes a heated towel rail and UPVC double-glazed window.

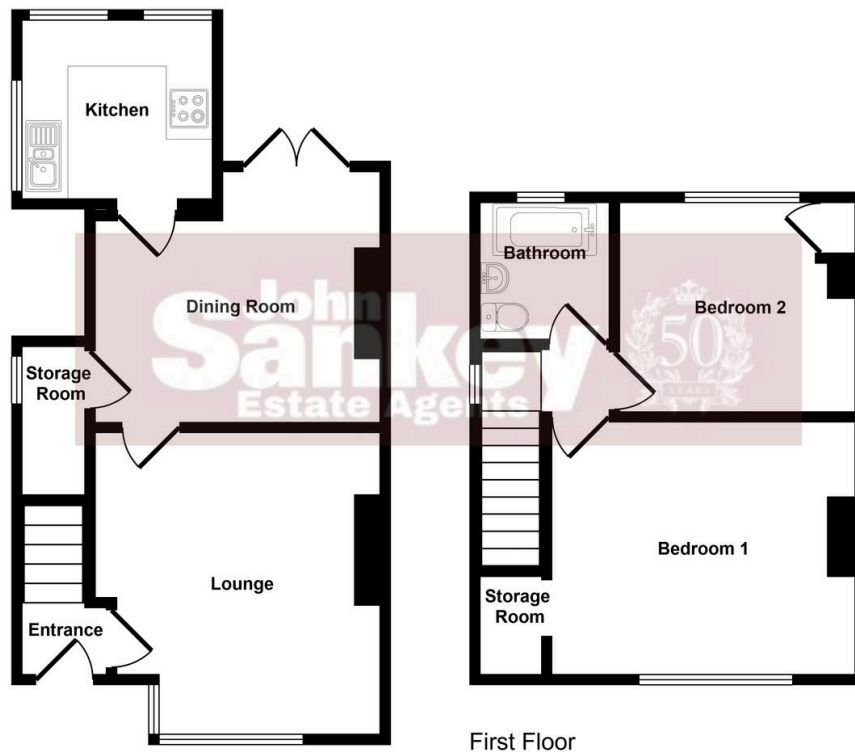
Outside

To the front, the property offers a driveway providing ample off-road parking. The rear garden is designed for low maintenance, featuring two patio areas – one directly outside the back doors and another toward the end of the garden – perfect for relaxing or entertaining.

Additional Information

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





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

Situated in a highly sought-after area, this two-bedroom semi-detached property offers plenty for its next owners. Located in a quiet cul-de-sac with a driveway providing off-road parking, it combines both practicality and convenience.

Upon entering, you are greeted by a welcoming entrance hall leading to the ground floor rooms. The spacious lounge and dining area create a comfortable and versatile living space, with the dining area also featuring useful understairs storage. From here, you can access the bright and airy kitchen, which opens out to the rear garden.

Upstairs, the property boasts two generously sized double bedrooms complemented by a family bathroom, completing the internal accommodation.

Externally, the rear garden offers a low-maintenance outdoor space with a patio area—perfect for relaxing or entertaining.

Overall, this property presents an excellent investment opportunity or an ideal home for someone looking to upsize.



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