Alcock Avenue
MANSFIELD

burchell edwards

Alcock Avenue
MANSFIELD NG18 2ND

for sale offers over
£150,000

Property Description

MODERN AND WELL PRESENTED TWO BEDROOM HOME IN CENTRAL MANSFIELD!

Situated in central Mansfield offering excellent transport links and access to local shops, school and amenities this property is an ideal investment for first time buyers, commuters and professionals alike. Alcock Avenue is within close proximity to Mansfield bus and train station and a short drive out to the M1 and surrounding locations such as Chesterfield and Sheffield.

Upon approach this idyllic property benefits from low maintenance driveway with parking for up to three vehicles, small laid to lawn areas with flower beds and fence surround.

On entry you are greeted by the entrance area which has been finished to a high standard and staircase to the first floor. From here you'll find the lounge, finished with neutral decoration and laminate flooring, a modern and fully fitted kitchen with space for all standalone appliances and finally the ground floor shower room complete with full height tiling to all walls and walk in shower area.

The first floor consists of two double bedrooms both finished with laminate flooring. The second bedroom currently used as a dressing room. Perfect space for a small family or a couple.

To finish the property the rear garden is easily maintained with secure gate and fence surround, laid to lawn area with brick paved, large patio and accessed from the kitchen and the side gate of the property.

Viewings on this property are highly recommended!

Entrance Hall
Entry via composite front door, wall mounted radiator finished with laminate flooring.

Lounge
13' 1" x 11' 2" into chimney breast (3.99m x 3.40m into chimney breast)
The lounge comprises of double-glazed windows to front and rear, wall mounted radiator, and laminate flooring to finish.

Kitchen
9' 9" x 8' 8" plus door recess (2.97m x 2.64m plus door recess)
The kitchen includes matching wall and base mounted units, composite sink and drainer, double-glazed window to rear, UPVC double glazed door to rear, wall mounted radiator, space for fridge/freezer, plumbing and space for washer in airing cupboard, dishwasher near sink, and oven, splashback, and tiled floor to finish.

Landing
First floor landing with access to loft and laminate flooring to finish.

Wet Room
The wet room is finished with wall mounted vanity including wash hand basin, ceramic toilet, full height tiling to all walls and walk in shower area with rainfall shower fitting, double glazed window to front, wall mounted radiator, and tiled floor to finish.

Bedroom One
.11' 1" x 11' 2" into chimney breast (3.38m x 3.40m into chimney breast)
The master bedroom comprising of double-glazed windows to front and rear, wall mounted radiator, with laminate floor to finish.

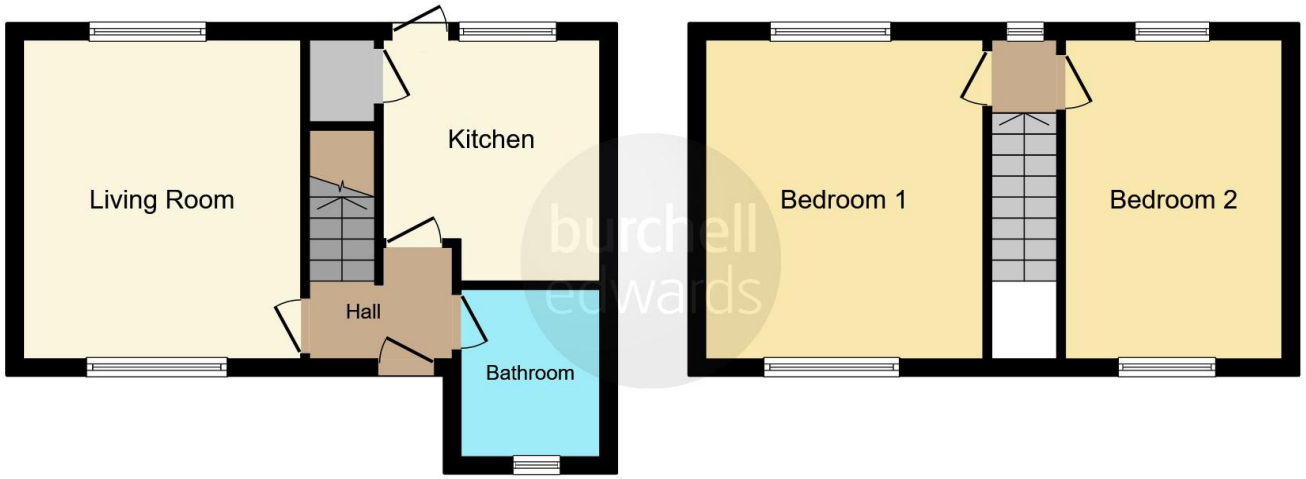
Bedroom Two
13' 1" x 8' 7" (3.99m x 2.62m)
Bedroom two comprising of double-glazed windows to front and rear, wall mounted radiator, with laminate floor to finish.

Front Elevation
Front Elevation offers driveway parking for 2 - 3 vehicles, small lawned areas with flower beds and fence surround.

Rear Elevation
The rear garden is laid to lawn with large brick paved patio area, fence surround and secure gated side access.

Entrance Hall
Entry via composite front door, wall mounted radiator finished with laminate flooring.

CHANEL



Ground Floor **First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: C

Council Tax
Band: A

Tenure: Freehold

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