



England & Wales	
EU Directive 2002/91/EC	Not environmentally friendly - higher CO2 emissions
1 (1-20)	G
2 (21-30)	F
3 (31-40)	E
4 (41-50)	D
5 (51-60)	C
6 (61-70)	B
7 (71-80)	A
8 (81-90)	A
9 (91-100)	A
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West Bank Avenue

Mansfield

* GUIDE PRICE £210,000 TO £220,000 * A surprisingly spacious and superbly appointed THREE DOUBLE BEDROOMED DETACHED HOUSE in a most convenient location within easy walking distance of Mansfield Town Centre. The accommodation comprises entrance porch, lovely welcoming hallway, lounge and separate dining room, fitted kitchen with rear lobby and cloak/WC and separate utility room and on the first floor three generous bedrooms and a bathroom/WC with a 'P' bath with shower above. The property has the benefit of gas central heating and a driveways, along with a private enclosed and mature garden which is the perfect space to entertain or for children to play.

The property is ideally located on this popular road of mixed house types within easy walking distance of the centre of Mansfield. The property is also close to the local Tesco super store and is within a short walk of a range of good schools, local bus services and further more is extremely well located for access to the M1 at Junction 29. We have no hesitation in strongly recommending and early viewing.

Ground Floor

How To Find The Property

Take the Woodhouse Road A60 out of Mansfield continuing past the speed camera and then turning left into Haddon Road. Follow Haddon Road to the top veering round to the left until it becomes West Bank Avenue. The property is located on the left hand side clearly marked by one of our sign boards.

Porch

UPVC double doors and tiled flooring.



Entrance Hall

A superb welcoming entrance hall with stair which rise to the first floor. A Central heating radiator, laminate flooring, two useful cupboard provide storage space, internal door lead to the lounge, dining room and kitchen.

Lounge

12'3" to bay x 12'3"

A UPVC double glazed window to the front provides the room with plenty on natural light, a fitted gas coal effect fire sits as the central feature , central heating radiator, TV and power points.

Dining Room

13'0"max x 12'3"max

A fantastic size dining room to comfortably seat at least 8 people. Offering laminate flooring, feature deep skirting boards, central heating radiator, UPVC double glazed bay window and french doors provide views and access out to a the rear garden

Kitchen

11'6" x 8'3"

Fitted with a range of good quality units in natural wood with a work surface over with a double bowel drainer sink and mixer tap, fitted filter fan, tiled splash back, UPVC double glazed window, central heating radiator and vinyl flooring.

Utility

With gas central heating boiler, plumbing for washing machine and UPVC double glazed window.

Ground Floor W/c

Low level w/c and UPVC double glazed window.

First Floor

Landing

Carpeted flooring.

Bedroom No. 1

12'3" x 12'6"

UPVC double glazed bay window to the front of the property, central heating radiator and power points.

Bedroom No. 2

13'0" x 12'3"

A UPVC double glazed window over looks the rear garden, central heating radiator and power points.

Bedroom No. 3

9'6" x 8'5"

A generous sized single room having a central heating radiator, UPVC double glazed window to the front aspect, laminate flooring and power point.

Bathroom/WC

Comprises briefly of a 'P' bath with curved shower screen and mains fed shower above, pedestal wash hand basin and low level W/C. Fully tiled, vinyl flooring, ladder radiator, UPVC double glazed window and airing cupboard.

Outside

Gardens Front

To the front there is a concrete driveway with shrubs and bushes leading to an integral brick garage, to the side of the property there is pedestrian access to the rear garden.

Garden Rear

To the rear there is a mainly lawned enclosed garden which in our opinion is a fantastic size and provides a fantastic space to entertain. Offering a block paved pathway and a selection of established trees and shrubs.

