



## 42 Crompton Road, Pleasley

£155,000 Freehold

THREE BEDROOMS, EPC RATING: • BLANK CANVAS, HUGE POTENTIAL • SEMI-DETACHED HOME • TWO RECEPTION ROOMS, NO UPWARD CHAIN • DRIVEWAY & BEAUTIFULLY CURED REAR GARDEN



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**John Sankey**





## How To Find The Property

Take the chesterfield road south out of Mansfield, continuing to the traffic lights by the Rufford Arms public house. Continue through the lights on to chesterfield road north for approximately 1 mile before turning right onto Radmanthwaite Road, then take the right turn onto Crompton Road where the property is then located on the right hand side, clearly marked by one of our sideboards.

## Entrance Hall

Access via UPVC double glazed door, stairs rise to the first floor with a small cupboard beneath the storage. Internal doors lead to the lounge and kitchen.

## Living Room

Dimensions: 3.76m maximum into bay x 3.40m (12'4" maximum into bay x 11'2"). A UPVC double glazed window to the front aspect provides the room with plenty of natural light. There is a gas fire centrepiece (not tested) and power point.

## Sitting Room

Dimensions: 4.83m maximum into bay x 3.35m (15'10" maximum into bay x 11'0"). A UPVC double glazed bay window the rear aspect provides views of the well kept rear garden. There is a gas fire centrepiece (disconnected) and power point.

## Kitchen

Dimensions: 3.35m x 1.63m (11' x 5'4"). Offering wall and base units with feature quarry style tiled flooring. A sink unit and space for gas cooker, there is a pantry cupboard for storage, door to the side leads to the carport and an internal door leads to the downstairs wet room.

## Downstairs Wet Room

Dimensions: 2.54m x 1.85m (8'4" x 6'1"). Comprising briefly have a low flush WC and wall mounted sink unit with an electric shower. Tiled floor covering with integral drain and UPVC double glazed window to the rear aspect.

## First Floor

### Bedroom One

Dimensions: 3.33m x 3.30m (10'11" x 10'10"). A UPVC double glazed window to the front of the property provides there in the plenty of natural light and open field views between the neighbouring properties. There are double fitted wardrobes, and power point.

### Bedroom Two

Dimensions: 3.35m x 3.30m (11' x 10'10"). Another double bedroom with a UPVC double glazed window to the rear aspect overlooks the garden and a power point.

### Bedroom Three

Dimensions: 2.26m x 1.75m (7'5" x 5'9"). A single room, having a UPVC double glazed window to the front aspect with open field views between the neighbouring properties and loft access.

## WC

Offering a low flush WC and pedestal sink with mixer tap. A cupboard house is the hot water tank and there is potential should the tank be removed to create space for a shower. A UPVC double glazed window also looks over the rear aspect.

## Outside

The front of the property has a boundary wall with shaped lawn with shrubbed borders. A driveway to the side provides off-road parking and steps lead up to the main entrance door and garage door leads into the carport. The well cured rear garden offers tiered lawns with pebbled beds with shrubs planted. The garden itself is a lovely size and enclosed by fenced and hedged boundaries.

## Additional Information

Tenure: Freehold Council

Tax Band: B

