

## 78 Chesterfield Road North, Mansfield

£135,000 Freehold

SUPRISINGLY SPACIOUS INTERIOR • EPC RATING: D • IDEAL FIRST TIME BUYER HOME • LOCATED WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES • WELL PRESENTED MID-TERRACE HOME • THREE BEDROOMS & TWO RECEPTION ROOMS



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
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**John Sankey**





## How To Find The Property

Take the Chesterfield Road South out of Mansfield to the traffic lights by the Rufford Arms public house. Continue straight ahead onto Chesterfield Road North, the property is then located on the right hand side, clearly marked by one of our sign boards.

## Ground Floor

### Entrance Hall

Accessed via a uPVC double glazed door to the front of the property. The welcoming entrance hall has stairs rising to the first floor, internal doors to the lounge and dining room and benefits from a central heating radiator.

### Living Room

Dimensions: 4.14m maximum x 3.58m (13'7" maximum x 11'9"). Having a uPVC double glazed bay window to the front aspect providing the room with plenty of natural light, an electric plasma fireplace sits as the central feature, additionally there is a central heating radiator, television and power points.

### Dining Room

Dimensions: 3.73m x 3.58m (12'3" x 11'9"). A versatile space offering versatility whether that be for a second reception room, home office space or dining room, a uPVC double glazed window to the rear aspect offers natural light to the room, an internal door conveniently leads to the kitchen making this space ideal for hosting guests for dinner parties, additionally there is a central heating radiator and power points.

### Kitchen

Dimensions: 3.56m x 2.34m (11'8" x 7'8"). Benefits from wall and base units with a four ring electric hob with oven beneath and extractor hood above, space and provisions for a washing machine, an understairs pantry cupboard takes care of storage solutions, a uPVC double glazed window and door provide views and access out to the rear and there is also a central heating radiator.

## First Floor

### Bedroom No. 1

Dimensions: 4.50m x 3.43m (14'9" x 11'3"). A fantastic sized double bedroom with a uPVC double glazed window to the front aspect making the room very light and airy, furthermore there is a central heating radiator and power points.

### Bedroom No. 2

Dimensions: 3.73m x 2.82m maximum (12'3" x 9'3" maximum). Again a double bedroom which is located to the rear of the property with a uPVC double glazed window overlooking the garden, there is a central heating radiator, power points and cupboard which houses the gas central heating boiler which we have been informed is approximately three years old.

### Bedroom No. 3

Dimensions: 2.34m x 2.16m (7'8" x 7'1"). A uPVC double glazed window to the rear aspect, central heating radiator and power points.

### Bathroom

We have been told by our client that the bathroom is approximately two to three years old and benefits from a three piece suite offering a low flush w.c., a vanity sink unit with storage drawer beneath and panelled bath with an electric shower over with wet wall boarding to the walls for convenience and ease, a uPVC double glazed window to the side aspect provides natural light and there is a central heating radiator.

## Outside

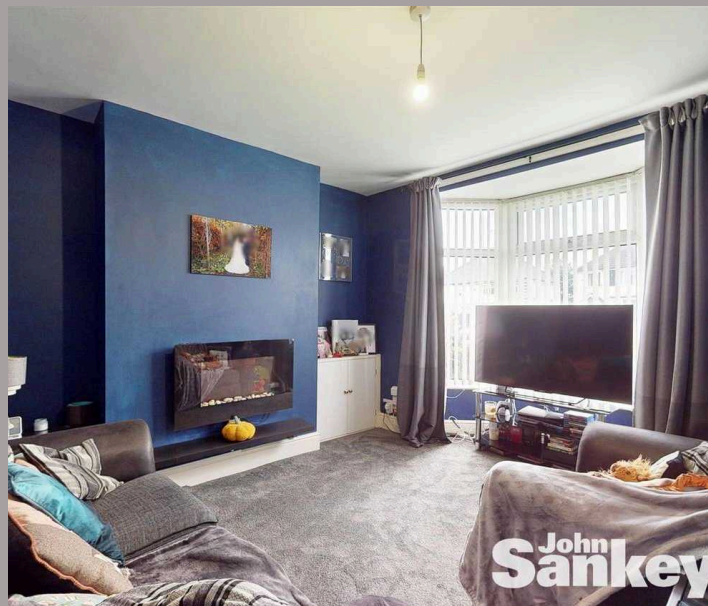
The front of the property has a boundary wall with a gate, low maintenance frontage and access to the main entrance door. The rear garden has a paved patio area and lawn with fenced boundaries, access round to the rear is gained from a neighbouring property, further benefits to this garden is there is an outside tap, an outhouse providing storage space and an outside w.c. which is absolutely perfect if you are entertaining within the garden space.

## Additional Information

Tenure: Freehold

Council Tax Band: A

Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.



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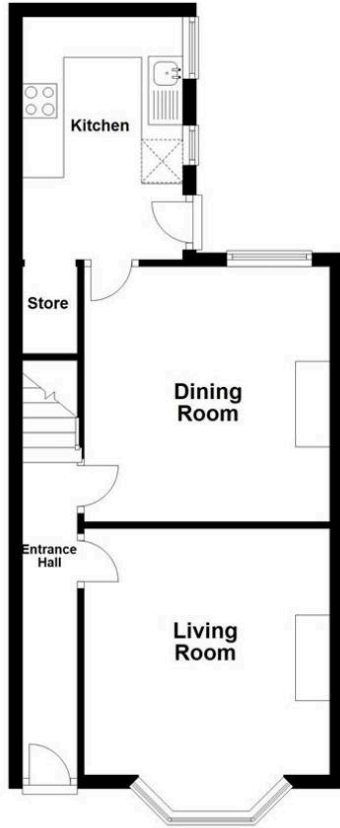
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### Ground Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



### First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 85.5 sq. metres (920.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.  
Plan produced using PlanUp.

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