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**12 BIRKLAND AVENUE
WARSOP, MANSFIELD
NOTTINGHAMSHIRE
NG20 0PL**



£ 675.00 PCM EXCLUSIVE

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB

TENURE

Freehold

- Spacious Semi-Detached Property
- Ideal Family Home
- Three Bedrooms
- Open Plan Living Space to Include a Conservatory
- Modern Fitted Kitchen
- Impressive Bathroom
- Good Size Rear Garden
- UPVC Double Glazed
- Gas Central Heating
- Gated Driveway and Large Carport
- Within Walking Distance of a Variety of Amenities and Local Schools

DIRECTIONS

On leaving our office, turn left heading on to Albert St. continue onto Quaker Way then a slight right onto St. John St. At the traffic signals turn right onto St. Peters Way /A6009 and then left at the next set of traffic lights onto Woodhouse Road/A60. Continue along the A60 for 4.5 miles until reaching Warsop. Turn right onto Church Street B6035 taking the first left onto Burns Lane and then finally the third right onto Birkland Avenue where the property can be easily located on the right hand side by our 'To Let' board.

A spacious and well-presented traditional bay fronted semi-detached house which will make for the perfect family home. With three bedrooms, open plan living space and large driveway, garage and rear garden the property is deceptively spacious. Situated in a desirable location in the centre of Warsop close to a variety of amenities, local schools and has easy access to Mansfield Town as well as being close to Sherwood Forest countryside. Early viewing highly recommended.

The front garden has been block paved and provides off street parking for number of vehicles and gives access to a substantial garage/workshop.

Canopy over front entrance door with integrated lighting and coach lamp to the side with UPVC double glazed leaded entrance door into:

HALLWAY

This larger than average hallway has UPVC double glazed window to the side, thermostatically controlled radiator, ceiling coving, ceiling rose, ceiling light point, power point, doorway into cellar and access to the first floor landing.

LARGE DINING-KITCHEN

18'6" x 8'6" extending to 16'0" The stylish fitted kitchen includes a range of wall and base units with roll top work surfaces, 1 ½ bowl single drainer stainless steel sink, integrated stainless steel oven and grill with gas hob, space and plumbing for dishwasher, space for fridge freezer, wall mounted Baxi combination boiler, ceiling light point, power points and a UPVC double glazed window overlooking the rear garden.



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The dining area has a feature ceiling skylight, ceiling light point, wall light point, numerous power points, thermostatically controlled radiator and laminate flooring.



From the dining-kitchen there is an archway leading to the;

LOUNGE

12'0" x 14'0" into bay UPVC double glazed leaded bay window to the front, ceiling light point, wall light points, numerous power points, TV aerial point, thermostatically controlled radiator and laminate flooring.



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CONSERVATORY

11'9" x 7'9" Radiator, power point, TV aerial point, two wall light points and laminate flooring.



FIRST FLOOR BALUSTRADED LANDING

UPVC double glazed leaded window to the side, ceiling coving, ceiling rose, ceiling light point, power point and access to roof space which has Velux windows to both the front and rear.

BEDROOM ONE

11'9" x 11'3" max including wardrobes There are a range of fitted wardrobes, TV aerial point, UPVC double glazed leaded window to the front, thermostatically controlled radiator, ceiling coving, power point and a ceiling light point.



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BEDROOM TWO

12'0" x 11'3" max UPVC double glazed leaded window to the rear, thermostatically controlled radiator, power point and ceiling light point.



BEDROOM THREE

7'3" x 6'9" UPVC double glazed leaded window to the front, ceiling coving, ceiling light point, power point, thermostatically controlled radiator and laminate flooring.



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MODERNISED BATHROOM

8'6" x 6'6" UPVC double glazed opaque window to the rear, part wall tiling, four piece white suite comprising; panelled bath, close coupled WC, wash hand basin set into a vanity unit and shower cubicle, along with radiator, chrome towel rail radiator and a ceiling light point.



OUTSIDE

There is a good sized rear garden which is laid to lawn and benefits from both a patio area which is ideal for outside dining, as well as outside lighting and an outside tap.



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LARGE GARAGE/WORKSHOP

25'0" x 12'0 There is a large garage to the side of the property which could be used as a workshop or to provide useful storage space.



ADDITIONAL INFORMATION

Council Tax Band: B

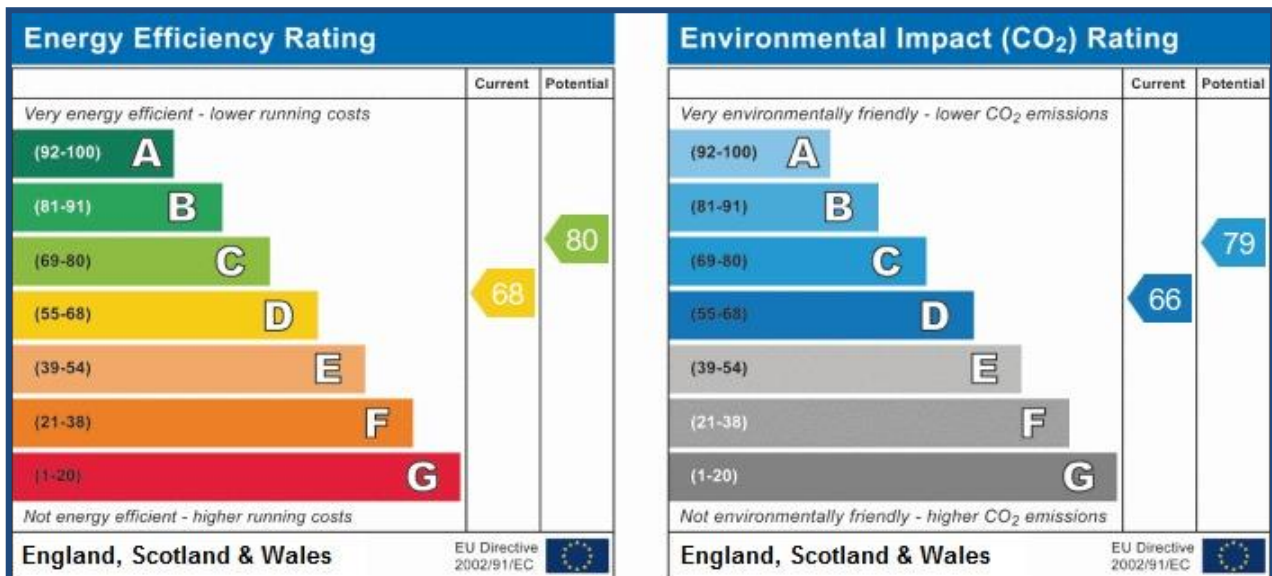
Local Authority: Mansfield District Council

Primary Schools: Birkland Primary and Nursery School

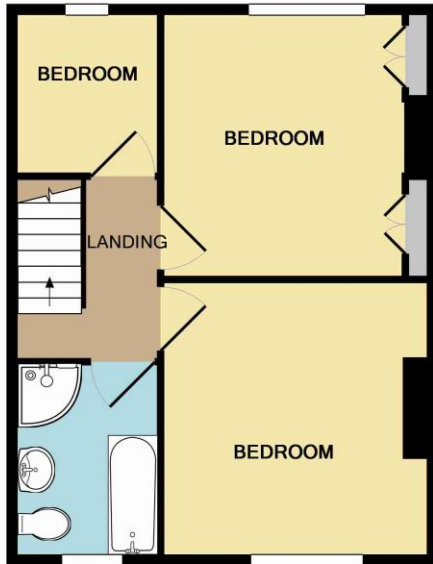
Sherwood Junior School

Hetts Lane Infant and Nursery

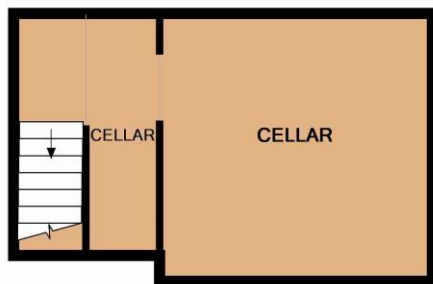
Secondary School: Meden School



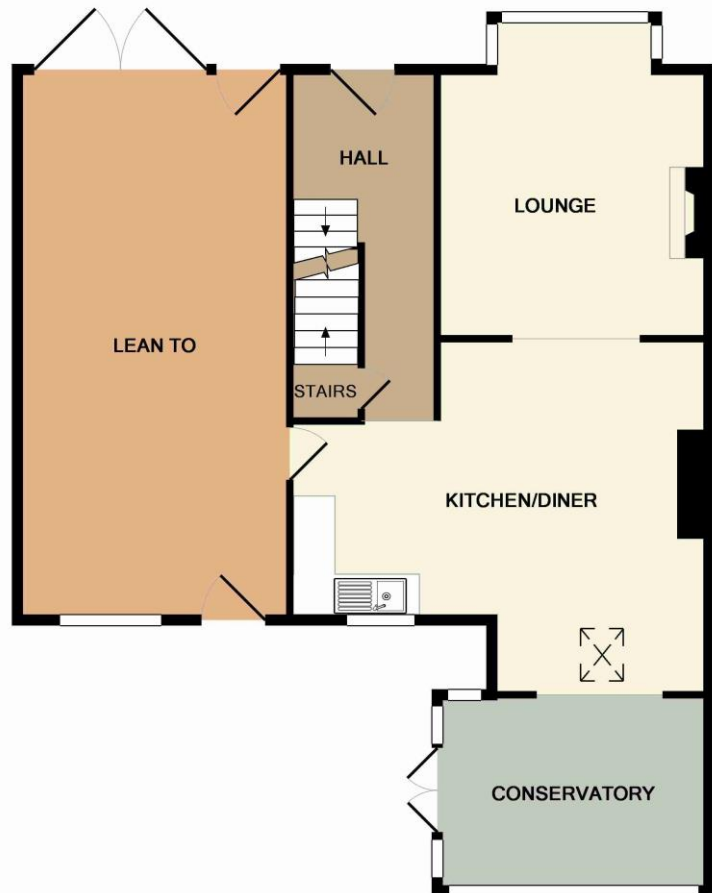
FLOOR PLAN



1ST FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.3 SQ.M.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 209 SQ.FT.
(19.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 876 SQ.FT.
(81.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1518 SQ.FT. (141.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.