



17 Aberconway Street, Blidworth, Mansfield,  
Nottinghamshire, NG21 0RF

£185,000

Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Traditional Semi Detached House
- Modern Bathroom
- Kitchen/Diner & Ground Floor WC
- Good Sized Rear Garden
- Established Village Location
- Three Bedrooms
- Lounge with French Doors
- Gas Central Heating (Combi Boiler)
- Driveway Frontage
- Walking Distance to Amenities

A traditional three bedroom semi detached house in a popular village location within walking distance of Blidworth high street where there are plenty of shops and amenities available.

The property has UPVC double glazing and gas central heating (combi boiler). The living accommodation comprises an entrance hall, dual aspect lounge with French doors, kitchen/diner, rear lobby and a modern downstairs WC. The first floor landing leads to three bedrooms and a modern bathroom.

### OUTSIDE

Externally, there is a low walled boundary frontage, a low maintenance front garden and a hardstanding driveway. A side gate and pathway provides access to the rear garden. To the rear of the property, there is a hardstanding patio, lawn and a shed.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE HALL

With stairs to the first floor landing.

### LOUNGE

16'0" x 11'3" max (4.88m x 3.43m max)

With radiator, double glazed window to the front elevation and French doors leading out onto the rear garden.

### KITCHEN/DINER

16'1" x 10'3" (4.90m x 3.12m)

Having wall cupboards, base units and drawers with work surfaces above. Inset stainless steel sink with drainer and mixer tap. Integrated single electric oven, integrated microwave and four ring electric hob with stainless steel extractor hood above. Plumbing for a dishwasher and space for a fridge/freezer. Understairs storage cupboard with plumbing for a washing machine. Radiator and double glazed windows to the front and rear elevations.

### REAR LOBBY

5'7" x 2'10" (1.70m x 0.86m)

With UPVC door giving access to the rear garden.

### DOWNSTAIRS WC

5'2" x 3'0" (1.57m x 0.91m)

Having a modern two piece white suite comprising a low flush WC. Wall hung wash hand basin with chrome mixer tap, tiled splashbacks and storage cupboard beneath.

### FIRST FLOOR LANDING

With radiator and double glazed window to the rear elevation.

### BEDROOM 1

11'4" x 11'3" (3.45m x 3.43m)

Having a built-in wardrobe, radiator and double glazed window to the front elevation.

### BEDROOM 2

10'3" x 7'2" (3.12m x 2.18m)

(4'2" x 2'7"). With radiator and double glazed window to the front elevation.

### BEDROOM 3

8'6" x 7'1" (2.59m x 2.16m)

With radiator, cupboard housing the combi boiler and double glazed window to the rear elevation.

### FAMILY BATHROOM

8'4" x 4'4" (2.54m x 1.32m)

Having a modern three piece white suite comprising a panelled bath with mixer tap and shower over plus an additional shower attachment. Vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Fully tiled walls, tiled effect vinyl floor, four ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

All mains services are connected.

### MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.











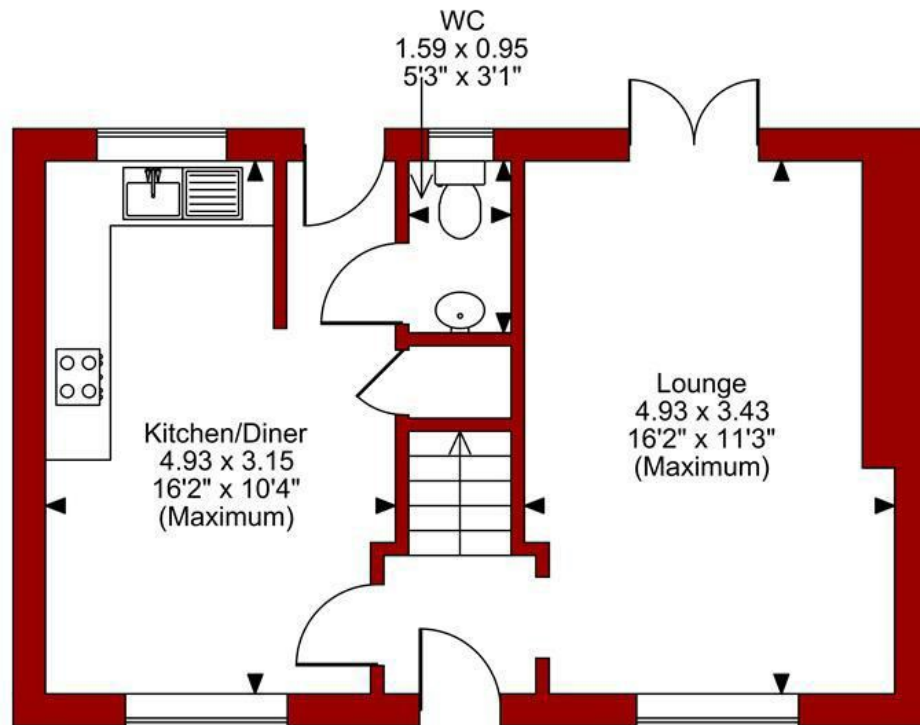




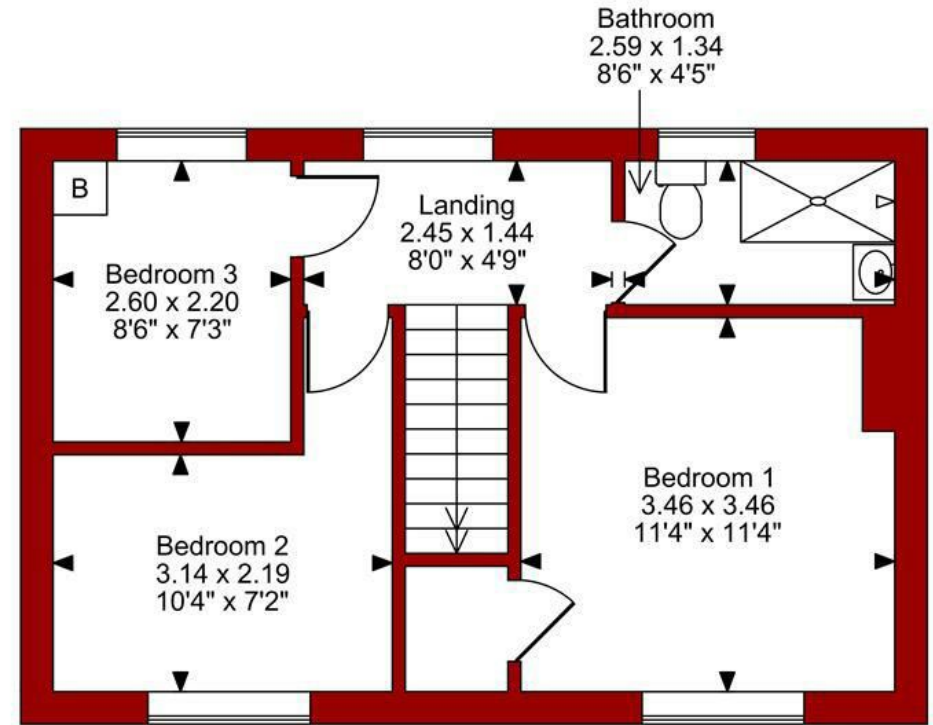




**Aberconway Street, Blidworth**  
**Approximate Gross Internal Area**  
**75 SQ M/804 SQ FT**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

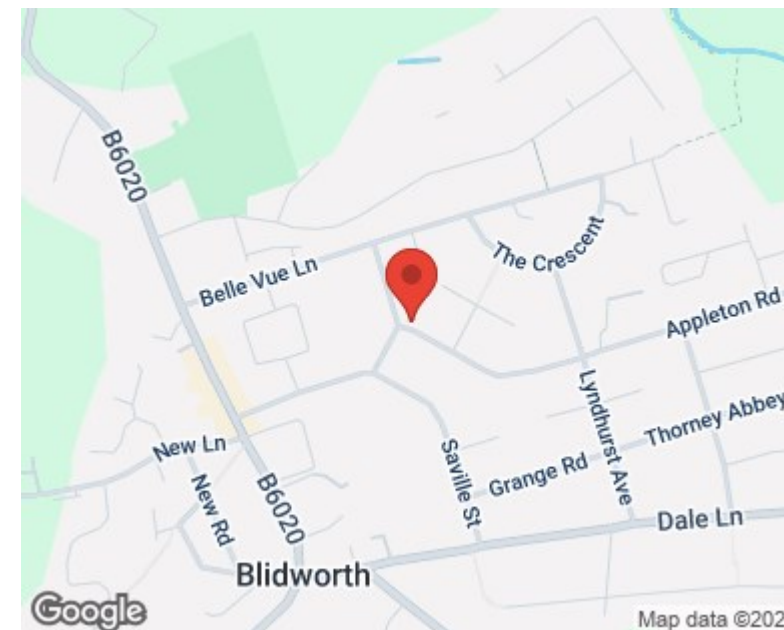
The position & size of doors, windows, appliances and other features are approximate only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	79
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



**RICS**



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