



Armstrong Road, Mansfield, Nott NG19 6JB

 2  1  1  EPC D

**Offers In The Region Of
£120,000**

PINEWOOD



Armstrong Road

Mansfield Nott NG19 6JB



Offers In The Region Of £120,000

2 bedrooms
1 bathrooms
1 receptions

- TWO BEDROOM SEMI-DETACHED
- SPACIOUS KITCHEN + UTILITY
- RECEPTION ROOM WITH FEATURE FIREPLACE
- MASTER BEDROOM WITH FITTED WARDROBES
- POTENTIAL FOR WARDROBES IN BEDROOM TWO
 - GARDENS FRONT AND REAR
 - UPVC
 - GAS BOILER CENTRAL HEATING
 - FREEHOLD
 - COUNCIL TAX BAND A





Nestled on the charming Armstrong Road in Southwold, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With a well-proportioned layout, the property boasts two spacious bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a cosy reception room that offers a perfect setting for relaxation or entertaining guests. The heart of the home is undoubtedly the large kitchen, which provides ample room for culinary creativity and family gatherings. This space is designed to be both functional and inviting, ensuring that meal preparation is a pleasure rather than a chore.

The property also features a well-appointed bathroom, catering to all your daily needs. With a total area of 721 square feet, the house is designed to maximise comfort while maintaining a practical living space.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an ideal choice for those who value community living. Whether you are looking to invest in your first home or seeking a rental opportunity, this semi-detached house on Armstrong Road is sure to impress with its charm and potential. Do not miss the chance to make this lovely property your own.

Entrance Hall

Welcoming entrance via a uPVC front door, with a central heating radiator and fitted carpet providing a warm and inviting first impression.

Lounge

14'8" x 11'6" (4.48 x 3.53)

A well presented reception room featuring decorative ceiling rose and coving, a fitted fireplace with electric fire, neutral décor, and a large uPVC window to the front aspect allowing natural light to flood in. Includes central heating radiator, fitted carpet, and a glazed internal door leading to the kitchen.

Kitchen

12'11" x 9'1" (3.96 x 2.78)

Spacious and well-equipped, this kitchen boasts shaker-style wall and base units with brushed metal bar handles, a contrasting worktop and tiled splashbacks. Integrated gas hob and oven, stainless steel sink with drainer, and space for both an under-counter washing machine and a 50/50 fridge freezer. A couple of glazed wall cupboards add a stylish touch, while the fully tiled floor and panelled wall finish the room neatly. Central heating radiator.

Side Entrance Utility

Practical side utility with a uPVC window and door, vinyl flooring, and a built-in storage cupboard housing the combination boiler. There is also handy under-stair storage accessible from this area.

Bedroom One

14'6" x 9'8" (4.44 x 2.97)

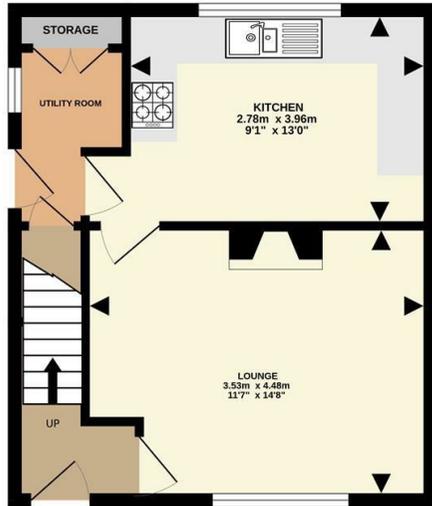
A generous double bedroom located to the front of the property, with uPVC window, fitted wardrobes and over-stair storage. Features include decorative coving, central heating radiator, and fitted carpet.

Bedroom Two

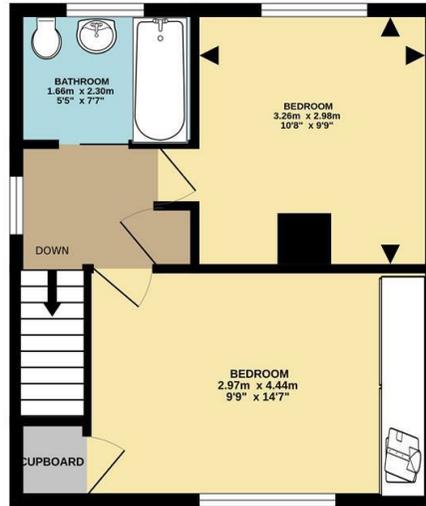
9'9" x 10'8" (2.98 x 3.26)

A good-sized bedroom overlooking the rear garden, featuring a uPVC window, fitted carpet, central heating radiator, and a recessed alcove offering potential for wardrobe or storage space.

GROUND FLOOR
33.4 sq.m. (360 sq.ft.) approx.



1ST FLOOR
33.6 sq.m. (361 sq.ft.) approx.



TOTAL FLOOR AREA : 67.0 sq.m. (721 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

Bathroom

7'6" x 5'5" (2.30 x 1.66)

Fully tiled family bathroom comprising a panelled bath with mixer shower over, pedestal wash basin, low flush WC, central heating radiator, and easy-maintenance vinyl flooring.

Landing

Bright landing space with uPVC window and fitted storage at the top of the stairs.

Front Exterior

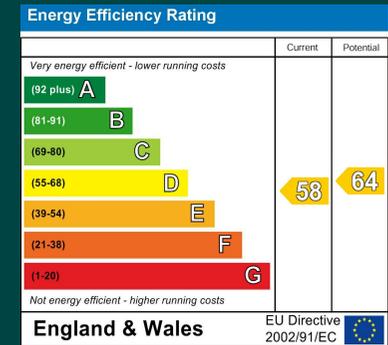
Set back from the road behind a dwarf wall and gated entrance, the front garden offers a neat lawn and mature trees providing privacy from the roadside. A side gate leads to the rear garden.

Rear Garden

A private, enclosed rear garden that is not overlooked, offering a lawned area, paved patio adjacent to the property and further patio seating at the top of the garden. Also includes a freestanding garden shed.

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

PINEWOOD

