



# **lighthouse**

estate agents



**24 Wainwright Avenue, Mansfield, NG19 6HJ**

**Offers In The Region Of £154,995**

Lighthouse Estate Agents are pleased to offer this charming semi-detached house located on Wainwright Avenue in Mansfield. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The layout is both practical and inviting, ensuring a comfortable living experience.

The property features a welcoming entrance hall, reception lounge, kitchen diner, utility room, three generous bedrooms, a single bathroom and to the rear of the property is an enclosed rear garden thoughtfully designed to cater to the needs of modern living. The semi-detached nature of the house provides a sense of privacy while still being part of a friendly neighbourhood.

Situated in a convenient location, this home offers easy access to local amenities, schools, and parks, making it perfect for those who appreciate community living. The surrounding area is known for its welcoming atmosphere and offers a variety of recreational activities.

This property presents a wonderful opportunity for anyone looking to settle in Mansfield. With its spacious bedrooms and practical layout, it is ready to become a cherished home. Do not miss the chance to view this lovely semi-detached house on Wainwright Avenue. This property is a non standard construction.

**Entrance Hall 11'3" x 5'11" (3.45 x 1.81)**



**Bedroom One 13'3" x 11'1" (4.04 x 3.40)**



**Bedroom Two 13'4" x 9'11" (4.07 x 3.03)**



**Reception Lounge 14'9" x 14'1" (4.50 x 4.31)**



**Kitchen Diner 19'5" x 11'11" (5.94 x 3.64)**



**Bedroom Three 8'5" x 8'2" (2.59 x 2.49)**



**Utility Room 5'10" x 11'2" (1.80 x 3.41)**

**First Floor Landing 7'10" x 5'11" (2.40 x 1.81)**



## Family Bathroom 7'4" x 6'5" (2.26 x 1.96)



## Enclosed Rear Garden



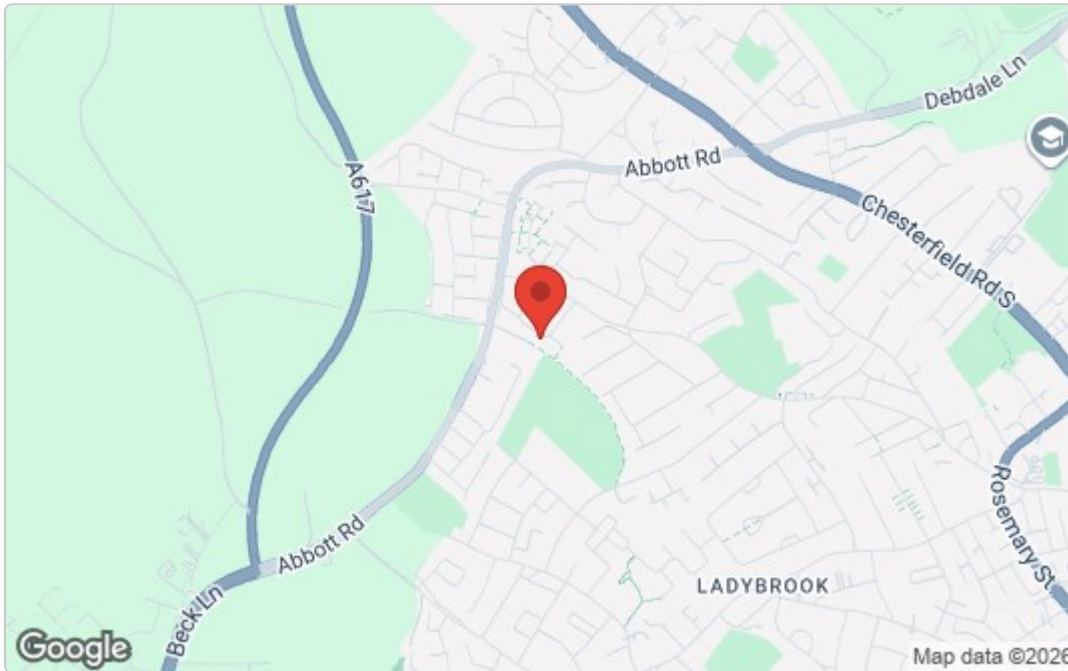
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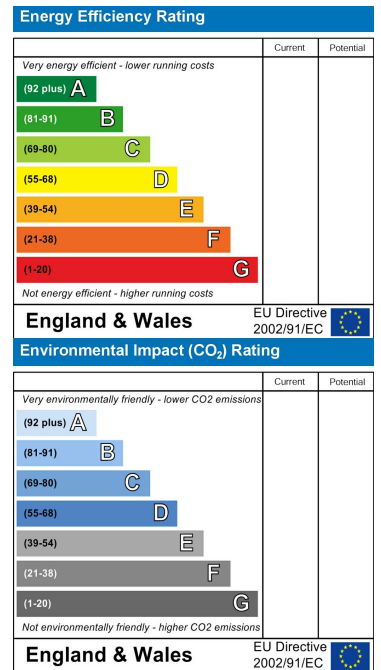
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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