



BEECH HILL CRESCENT | MANSFIELD | NG19 7EW

**BuckleyBrown**  
ESTATE AGENTS



STANDING PROUD!..We just can't wait to show you around this spacious three bedroom property located within Mansfield, nearby to the town centre, local parks and schools. Featuring a wonderful layout full of potential for you to add your own personal touch!

The outside space completes the property wonderfully, with a driveway to the front allowing convenient off-road parking. Not to mention an established garden to the rear that is of a fantastic size with an abundance of room for the whole family to enjoy. Comprised of a maintained lawn, mature trees and fence surround. Love what you see? Call our team today to arrange a viewing!

#### Living Room 10'4" x 12'10"

With carpet to flooring, central heating radiator, feature fireplace, coving, window to the front elevation and double doors leading into the conservatory.

#### Conservatory 8'0" x 6'0"

With carpet to flooring, surrounding windows and door leading out to the garden.

#### Kitchen 7'9" x 8'0"

Fitted with traditional cabinets and units, work surface, inset sink with a mixer tap above, tiled walls, plumbing for a washing machine, tiled flooring, window to the side elevation and door leading into the inner hallway.

#### WC

Fitted with a high flush WC and an opaque window to the side elevation.

#### Sitting Room 10'4" x 12'10"

With feature fireplace, central heating radiator, coving and bay window to the front elevation.

#### Bedroom One 10'11" x 10'9"

With carpet to flooring, central heating radiator and window to the front elevation.

#### Bedroom Two 10'4" x 6'5"

With carpet to flooring, central heating radiator and window to the rear elevation.

#### Bedroom Three 10'4" x 6'0"

With carpet to flooring, central heating

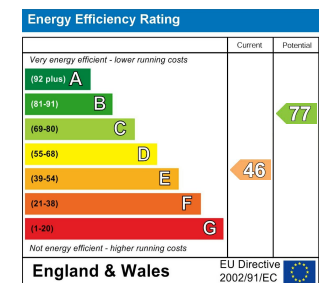
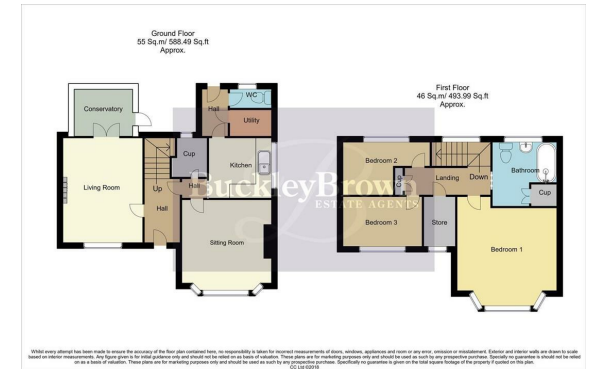
radiator and window to the front elevation.

#### Bathroom 7'6" x 7'10"

Complete with a panelled bath, pedestal sink, low flush WC, full height tiling, cupboard for additional storage and an opaque window to the rear elevation.

#### Outside

With a driveway to the front elevation providing off-street parking. Along with a spacious garden to the rear which is mainly laid to lawn.



BuckleyBrown Estate Agents

55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

