



98 GEORGE STREET | | MANSFIELD | NG19 6SB

**BuckleyBrown**  
ESTATE AGENTS

HERE IT IS!... Just what you've been waiting for... Located in a convenient area offering a wealth of local amenities that are within easy reach of the town centre is this wonderfully presented two-bedroom terrace property which is the perfect home for any first time buyer looking for something special to put their own stamp on!

As you enter you will be welcomed into a bright and spacious living room, just off from here you will find the second reception room which lends itself very well as a dining area with plenty of space for a table and chairs. Completing the ground floor you will find the kitchen which comes complete with an attractive range of matching wall and base units.

Heading upstairs you will find two ample-size bedrooms and the bathroom. The bathroom has been finished to a great standard, comprising a three-piece suite in white. Ready to see more? Lets head outside!

There is a low-maintenance hard standing area to the front. In addition, there is a generously sized rear garden, featuring a patio area. There is scope to put your own stamp on to create a tranquil space to socialise with family and friends during those Summer months!

This one won't be around for long... Call today to view!



### Living Room 11'0" x 12'1"

With a window to the front elevation and a central heating radiator. There is a feature fireplace.

### Dining Room 12'0" x 12'1"

With a window to the rear elevation and a central heating radiator. There is a feature fireplace.

### Kitchen 6'11" x 10'2"

Fitted with a matching range of wall and base units with sink and drainer set into work surface. There are a range of integrated appliances including oven and gas hob. With a window to the side elevation, and a door which provides access outside for convenience.

### Landing 2'3" x 11'10"

With a central heating radiator. Doors provide access into;

### Bedroom One 11'1" x 9'11"

With a window to the front elevation and a central heating radiator.

### Bedroom Two 8'11" x 11'10"

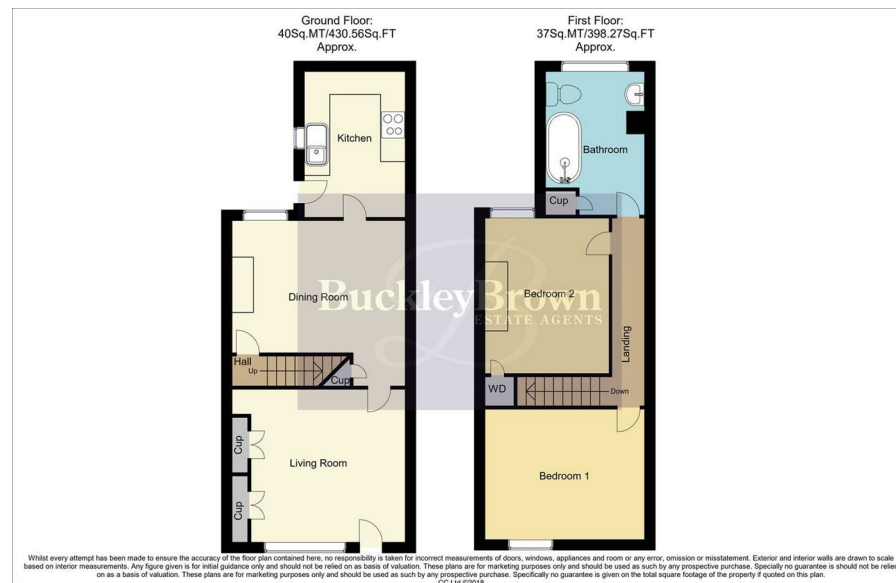
With a window to the rear elevation and a central heating radiator. There is also a useful storage cupboard.

### Bathroom 6'9" x 10'0"

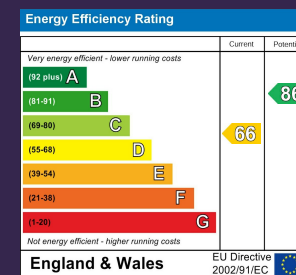
Fitted with a three-piece suite in white comprising low level WC, pedestal hand wash basin and a panelled bath with shower over. With an opaque window to the rear elevation and a central heating radiator.

### Outside

There is a generously sized rear garden, featuring a patio area. There is scope to put your own stamp on to create a tranquil space to socialise with family and friends during those Summer months!



**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.



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