



Offers Over £155,000

HAWTHORNE AVENUE | SHIREBROOK | MANSFIELD | NG20 8NT

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU!.. This fabulous three bedroomed home benefits from a well-presented, spacious and tasteful interior that is perfect for first-time buyers and growing families! We know you'll love this one from the moment you step inside so let's step inside and take a look around..

Upon entry, you will be welcomed by a modern decor and brand new carpeted flooring throughout. Moving through to the excellent-sized lounge creates an abundance of space for homely furnishings and personal touches. The newly fitted kitchen offers an extensive range of modern units and appliances, including a ceramic hob which has been fitted with an extractor fan, with an inset sink and plenty of work surface, making it simple to show off your culinary skills. There is also an extra room attached to the kitchen for extra storage space and other appliances you may need.

The first floor welcomes you to three well-presented bedrooms, each with lots of space and flexibility to add your own stamp. The newly fitted family bathroom has been finished to a beautiful standard, with marble effect PVC panelling throughout, a three piece suite with a shower over the bath and chrome towel radiator. The property has had a complete full rewire.

Outside, the residence boasts a spacious, enclosed garden with a well maintained lawn to the front and rear of the property. This is a terrific space to unwind. If this is the one for you, don't miss out! Call today to book a viewing!





Entrance Hall

With access to staircase and living room.

Living Room 11'6" x 15'8"

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

Kitchen 8'3" x 14'6"

A modern kitchen with contemporary cabinets and units with work surface over, an induction hob with extractor fan, inset sink, laminate flooring and windows to front and side elevation.

Landing

With access to;

Bedroom One 10'6" x 11'6"

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

Bedroom Two 8'9" x 10'6"

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

Bedroom Three 8'6" x 8'7"

With carpeted flooring and central heating radiator.



Bathroom 5'0" x 7'7"

A modern three piece suite including panel bath with shower over, hand wash basin and low flush WC.

Outside

A sizeable lawn to front and back with fence surround for privacy. With on street parking available.



Ground Floor
41 sq.m / 436 sq.ft
Approx.

First Floor
40 sq.m / 434.65 sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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