



£120,000

STAINFORTH STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9AR

**BuckleyBrown**  
ESTATE AGENTS

THE PERFECT INVESTMENT!... This two bedroom, semi-detached house will make the perfect home for anyone who is looking for a property with plenty of potential. Occupying a pleasant position and boasting a great internal layout to match! If location is also important to you, then this may be the one! Situated in Mansfield Woodhouse, offering great access to local amenities and the town centre.

You will firstly be welcomed into the well-sized living room which benefits from a box window, allowing for plenty of natural light to flood through. Moving on from here you will find a second versatile reception room which is currently utilised as a dining room, but could very easily become a second living room/play room. As you walk further you will find a well sized kitchen with ample potential to make your own and there is a WC leading just off here for added convenience.

On the first floor you will find double bedrooms and a shower room complete with wet room, low flush WC and pedestal wash basin just off the landing.

There are well established gardens to the front and the rear with mature shrubs and trees, as well as a parking space to the rear. Don't miss out on this one, call now to arrange a viewing!





**Living Room 12'0" x 14'0"**  
With window to the front elevation

**Dining Room 11'4" x 15'1"**  
With cupboard for additional storage, a window to the side elevation and there is a door leading into;

**Kitchen 7'0" x 15'1"**  
Complete with matching cabinets and units, work surface, integrated oven, inset sink, space and plumbing for a washing machine and tumble dryer. Along with a door providing access to the WC and door leading into conservatory.

**Lean-To Store 10'9" x 11'10"**  
With surrounding windows and double doors leading to the rear garden.



**Bedroom One 11'1" x 11'6"**  
With carpet to flooring, central heating radiator and window to the front elevation.

**Bedroom Two 8'4" x 11'5"**  
With carpet to flooring, central heating radiator and window to the rear elevation.

**Shower Room 6'2" x 8'5"**  
Wet room fitted with an overhead shower, wash hand basin, low flush WC, hand rail and an opaque window to the rear elevation.

**Outside**  
With mature shrubbery and trees to the front elevation, along with side access. There is a well established garden to the rear with fence surround offering a degree of privacy





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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**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			65
(39-54) <b>E</b>		33	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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