



Offers In The Region Of £175,000

ABBOTT ROAD | | MANSFIELD | NG19 6DE

BuckleyBrown
ESTATE AGENTS

YOU'LL LOVE THIS!... We certainly have a treat in store for you with this delightful three bedroom semi-detached family home! This stunning property has been wonderfully decorated throughout with neutral decor and quality fixtures. You won't be able to keep the smile off your face as you approach the front door!

You are firstly welcomed into the inviting hallway! Firstly, you'll find the spacious living room where your eyes are immediately drawn to the wonderful layout and windows letting through natural lighting. You will certainly enjoy relaxing in here after a long day with the whole family! Next, we move into the warm and homely dining room perfect for spending time with family and friends. Finally, the kitchen at the rear provides a range of cabinetry and base units, integrated oven and space and plumbing for a washing machine/tumble dryer.

Let's head upstairs to the landing, where you'll have access to three bedrooms, all of which have been lovingly maintained and provide an ample amount of daylight. The master bedroom also benefits from a spacious layout allowing you to add your own stamp! In addition, there is a perfect sized family bathroom fitted with a three piece suite.

Outside complements the house beautifully with a well-sized, enclosed garden mainly laid to lawn and paved seating area, perfect for the summer months. Early viewing is essential! Don't delay and call our team now!





Entrance Porch

Providing access to;

Living Room 8'11" x 14'6"

With window to the front elevation.

Dining Room 8'2" x 11'0"

With window to the front elevation.

Rear porch

With cupboard for additional storage and window overlooking the garden Leading access to;

Inner hallway

With access to;

Kitchen 10'6" x 8'1"

With window to the rear elevation. Fitted

with an inset sink and drainer, integrated appliances and space and plumbing for washing machine/tumble dryer.

WC

Fitted with a low flush WC.

Landing 6'10" x 5'4"

With window to the side elevation and access to;

Bedroom One 11'1" x 14'6"

With windows to the front elevation.

Bedroom Two 10'2" x 10'11"

With window to the front elevation.

Bedroom Three 7'4" x 8'1"

With window to the rear elevation.

Bathroom 6'0" x 5'6"

Complete three piece suite with hand wash basin, low flush WC, bath with overhead shower and a window to the rear elevation.

Outside

Easy to maintain lawn to the front and a path leading up to the front door. To the rear there is a well established garden, which is mainly laid to lawn and paved area perfect for seating.





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. Specially 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) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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