



£130,000 Freehold

64 SYCAMORE STREET | CHURCH WARSOP | MANSFIELD | NG20 0TN

**BuckleyBrown**  
ESTATE AGENTS

VIEW IT AND LOVE IT!...We are happy to market this charming three bedroom, semi-detached property which will make the perfect investment or first home! Boasting a well sized internal layout which would work perfectly for any family! The property is positioned well in a convenient residential setting of Church Warsop, you'll find handy shops and amenities are only a short distance away, not to mention having great transport links to neighbouring towns.

As you step inside, you will be welcomed by the living room which benefits from patio doors leading to the rear garden these doors provide effortless transition through out the summer month to enjoy indoor outdoor entertaining. From here you can move into the kitchen which is decorated with a natural palette for the new owners to add there own touch. The kitchen is fitted with matching wall and base units, space from oven and washing machine and hosts ample work surface space to prepare all your favourite meals.

Let us head upstairs now where you'll find three flexible bedrooms, all of which have been lovingly maintained and present the ideal spot for you to relax in. Along with a family bathroom complete with a three piece suite in white.

This home will not be on the market for long, so call now to book a viewing!

#### Living Rom 16'2" x 14'6"

With carpet flooring, central heating radiator and french doors leading to the rear garden.

#### Kitchen 16'2" x 7'6"

Complete with a rang of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, windows to front and rear elevation, viynl flooring, central heating radiator and stairs rising to the first floor.

#### Landing

Cupboard housing the combination boiler, window to rear elevation and central heating radiator.

#### Bedroom One 11'8" x 8'7"

#### Bedroom Two 14'2" x 6'7"

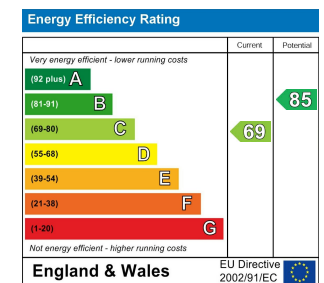
#### Bedroom Three 8'5" x 7'1"

#### Bathroom

Complete with a three piece suite comprising with panelled bath, wash hand basin and WC, fully tiled surround, central heating radiator and window,

#### Outside

To the front of the property there it is mostly laid to lawn boarded with a retaining wall. To the rear of the property there is a sizeable garden with fencing for extra privacy.



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.

**BuckleyBrown**  
ESTATE AGENTS