



VALE DRIVE | SHIREBROOK | MANSFIELD | NG20 8RQ

BuckleyBrown
ESTATE AGENTS

STEP ON IN!...This homely three bedroom, mid-terraced property is certainly one that won't be around for long! Boasting a deceptively spacious internal layout and an excellent canvas for a first-time buyer or investor! Situated in Shirebrook, with nearby amenities and convenient transport links to surrounding areas. Outside boasts a landscaped frontage with a decked seating area, artificial lawn and fence. Perfect if you're searching for something low maintenance! As well as a useful garage which can be utilised for additional storage. Ready to take the next step? Call our team today to book a viewing!

Living Room 11'7" x 12'9"
With carpet to flooring, central heating radiator, coving and window to the rear elevation.

Kitchen 5'8" x 8'5"
Complete with shaker style cabinets and units, work surface, space and plumbing for a washing machine, stainless steel inset sink and drainer, space and plumbing for a washing machine, extractor fan, tiled splash back, ceramic hob and window to the side elevation.

Dining Room 9'10" x 10'10"
With central heating radiator, window to the front elevation

and staircase leading to the first floor.

Bathroom 5'8" x 7'11"
Complete with a panelled bath, overhead shower, wash hand basin with vanity storage, herringbone style flooring, chrome heated towel rail, modern tiling and an opaque window.

Bedroom One 11'7" x 12'9"
With carpet to flooring, central heating radiator and window to the rear elevation.

Bedroom Two 9'6" x 11'0"
With carpet to flooring, central heating radiator and window to the front elevation.

Bedroom Three/ Dressing Room 6'11" x 8'6"
With laminate flooring, central heating radiator, fitted storage and window to the rear elevation.

Outside
With a spacious, enclosed garden with fence surround, maintained lawn and decked seating area to the rear. This space is perfect if you're searching for something low maintenance.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
		68	87

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.

