



59 ALBION STREET | | MANSFIELD | NG19 7AX

**BuckleyBrown**  
ESTATE AGENTS

STEP ON IN!...This welcoming two 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 Mansfield, with nearby amenities and convenient transport links to the town centre.

Upon entry, you will immediately be welcomed into the living room, which has been lovingly presented, offering the perfect spot for catching up with friends and family. Featuring laminate flooring and a window overlooking the front which beams in a wealth of light. In addition there is a light and airy space just across from here that is currently being utilised as a dining room. Here you'll find ample room for all of your furnishings and plenty of versatility to be used to your own advantage. There is a well-sized kitchen that has been well presented with a range of matching wall and base units, tiled splash back, work surface allowing plenty of preparation space and plumbing for a washing machine. Together with a door providing access to the landscaped garden.

The first floor hosts two well-appointed bedrooms, which present comfortable living and can be easily personalised to your own taste. Two of which benefit from fitted wardrobes. Competing this floor is a spacious family bathroom fitted with a three piece suite in white.

Outside boasts a landscaped rear garden, which perfect if you're looking for something low maintenance. Offering an artificial lawn, decked seating area and fence surround.





#### Living Room 11'5" x 12'2"

With laminate flooring, central heating radiator, feature fireplace and window to the front elevation.

#### Dining Room 12'3" x 12'2"

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

#### Kitchen 11'9" x 6'10"

Fitted with matching cabinets and units, work surface, integrated oven, splash back, gas hob, inset sink with mixer tap above, space for a washing machine, window to the side elevation and door providing access to the rear garden.

#### Bedroom One 11'5" x 12'2"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

#### Bedroom Two 12'4" x 9'4"

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

#### Bathroom 6'11" x 11'11"

Fitted with a panelled bath, low flush WC, pedestal sink, neutral tiling, central heating radiator and an opaque window to the rear elevation.

#### Outside

There is an enclosed garden to the rear with an artificial lawn, decked seating area and fence surround.







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>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(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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