£170,000 RECREATION ROAD I NEW HOUGHTON I MANSFIELD I NG198TL





YOUR NEW JOURNEY AWAITS!... Step inside this impressive three-bedroom family home, based in New Houghton, close to local shops and amenities. Comprising a well-presented interior with plenty of great features throughout, this semidetached property will definitely make the ideal family home! Why not take a look inside and see for yourself?....

Upon entry, you will be welcomed into the hallway, which leads nicely into the open plan living room/diner. This space is just wonderful and really boasts a warm, homely environment where you will love spending your time. This room benefits from a feature fireplace and plenty of space for a dining table where you can enjoy sit down meals with the family. And with windows to the front and rear, this space has a wealth of light that is highly inviting! You'll find the kitchen just next door, which comes complete with a range of matching units and cabinets where you can prepare meals for family and friends. Together with a door leading outside.

Ready to head upstairs? From here, you will gain access to three well-proportioned bedrooms, all of which are versatile and allow you to add your own stamp. Additionally, there is a welcoming, neutral bathroom complete with a suite in white, including a bath, which is just perfect for unwinding in after a long day.

Outside, there is a block-paved driveway providing off-street parking and a garage. There is an established garden to the rear with a paved area, lawn, mature shrubbery, and a fence surround. This home won't be around for long, so call today to book a viewing!







Living Room 9'9" x 12'3" With laminate flooring, central heating radiator, coving, feature fireplace and window to the front elevation.

Dining Room 8'6" x 10'7" With laminate flooring, central heating radiator and window to the rear elevation.

Kitchen 9'8" x 13'3" Fitted with shaker style wall and base units, work surface, space for a rangemaster cooker, extractor fan, inset sink with mixer tap above, plumbing for a washing machine, coving, central heating radiator, window to the rear elevation and door leading outside.

Bedroom One 9'0" x 11'3" With laminate flooring, central heating radiator and window to the front elevation.

Bedroom Two 9'0" x 11'3" With laminate flooring, central heating radiator, coving, fitted wardrobe and window to the rear elevation.

Bedroom Three 6'7" x 8'0" With carpet to flooring, central heating, fitted wardrobe and window to the front elevation.



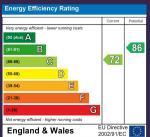
Bathroom 6'2" x 6'7" Complete with a bath, wash and basin, low flush WC, vanity storage, full height tiling and an opaque window.

Outside

With a block paved driveway providing off-street parking and garage. There is an established garden to the rear with paved area, lawn, mature shrubbery and a fence surround.







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.



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