



£130,000 Freehold

BUTLER CRESCENT | | MANSFIELD | NG19 7LU

**BuckleyBrown**  
ESTATE AGENTS

This three bedroom mid terraced house is an absolute gem in our opinion. The excellent home is neatly presented, featuring a neutral decor which should suit most and complete with a range of attractive fixtures and fittings throughout. If location is important to you, then this will hopefully tick that box as it has a range of fantastic amenities on the doorstep with it being located close to the town centre. There is without doubt more than first meets the eye with this property...but don't just take our word for it, come and take a look inside for yourselves.

When you step inside this property, you will fully appreciate the sheer size of true attributes that the accommodation has to offer. Boasting a well planned layout which includes lovely fitted kitchen complete with attractive units and work surface. There is a spacious family lounge which also gives access to the rear garden for convenience.

The first floor hosts two fantastic sized bedrooms and a family bathroom complete with a white bathroom suite. There is a further bedroom on the second floor which is of great size and has lovely views over the rear garden.

Outside offers off street parking to the front and an enclosed rear garden with a concrete patio and mature lawns, perfect for summer evenings.





#### Entrance Hall

With carpet flooring, stairs to the first floor and access to;

#### Kitchen 10'3" 10'9"

Fitted with a range of grey wall, base and drawer units with work surfaces above and splash backs. Appliances include an integrated oven, gas hob, extractor and a sink inset. There is space and plumbing for a washing machine and freestanding fridge freezer. Finished with vinyl flooring, understair storage, radiator and a window to the front elevation.

#### Living Room 11'2" 14'0"

With carpet flooring, radiator and a window and door to the rear.

#### Bedroom Two 10'4" 14'0"

With carpet flooring, radiator and a window to the front elevation.

#### Bedroom Three 8'3" 14'0"

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

#### Bathroom 5'7" 7'4"

Complete with a three piece suite including a low flush WC, hand wash basin and a panelled bath with an overhead shower. The room is finished with part tiled walls, vinyl flooring and a window to the side elevation.

#### Bedroom One 10'9" 13'6"

With carpet flooring, radiator and a window to the rear.



#### Outside

To the front is a tarmac driveway allowing for off street parking. There is access around to the rear where you will find a concrete patio which steps up to lawns.





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			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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