



Offers Over £160,000

BURNS STREET | MANSFIELD | NG18 5PS

BuckleyBrown
ESTATE AGENTS

HERE IT IS!...Situating in the convenient area of Mansfield, presents this spacious five bedroom terraced home, within close distance to a range of amenities and transport links into the town centre. Boasting well-sized and versatile accommodation to be utilised to your advantage. Perfectly suited for growing families to modernise, or as a HMO property for investors!

The ground floor occupies a spacious layout, starting with the front bedroom, benefitting from an en-suite facility and bay front window. From here, you can access the welcoming living room with ample space for furnishings. The kitchen has been fitted with neutral toned wall and base units with a complementary work surface above. There is also an extractor fan, integrated oven and tiled splash back. As well as plumbing for a washing machine. In addition, there is a useful WC completing this floor.

The first floor hosts four bedrooms, with one featuring an en-suite facility. Along with a shower room off from the landing fitted with an enclosed shower, wash hand basin and WC.





Living Room 11'10" x 12'0"
 With laminate flooring, central heating radiator, storage cupboard and window to the rear elevation.

Kitchen 8'5" x 16'4"
 Fitted with matching cabinets and units, work surface, integrated oven, extractor fan, splash back, plumbing for a washing machine, down lights, central heating radiator, window to the side elevation and door leading outside.

WC
 Fitted with a low flush WC, wash hand basin and an opaque window.

Bedroom One 12'7" x 13'0"
 With carpet to flooring, central heating radiator, en-suite and window to the rear elevation.

En-Suite 7'11" x 12'1"
 Fitted with an enclosed shower, low flush WC, wash hand basin and full height tiling.

Bedroom Two/ Dining Room 11'5" x 12'0"
 With carpet to flooring, central heating radiator, en-suite and bay window to the front elevation.



En-Suite 3'10" x 6'5"
 With a low flush WC, wash hand basin and an enclosed shower.

Bedroom Three 7'11" x 12'1"
 With carpet to flooring, central heating radiator and window to the front elevation.

Bedroom Four 8'11" x 9'6"
 With carpet to flooring, central heating radiator and window to the side elevation.

Bedroom Five 7'0" x 9'0"
 With carpet to flooring, central heating radiator and window to the front elevation.

Shower Room 5'8" x 10'5"
 Fitted with a low flush WC, pedestal sink, enclosed shower and an opaque window to the side elevation.

Outside
 There is an enclosed garden to the rear and on-street parking.

Agent Note
 The property is being sold as seen, furniture and appliance are included in the sale.





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.
CC Ltd ©2018

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			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

BURNS STREET
MANSFIELD
NG18 5PS



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.