



Offers Over £100,000 Freehold

SYCAMORE STREET | CHURCH WARSOP | MANSFIELD | NG20 0TH

**BuckleyBrown**  
ESTATE AGENTS



**YOUR NEXT PROJECT!...**This four bedroom semi-detached home offers a wonderful internal layout with a great amount of space and a vast amount of potential to really create something special once refurbished. This home is located in church Warsop, offering a wonderful range of amenities and local parks! This is a brilliant property for a potential buyer who has a keen eye for renovating!

As you are welcomed through the front door, to your right you will find a wonderfully sized living room which benefits from windows to the front and rear elevation which allow for plenty of daylight to flow through. This space will certainly come in handy when unwinding after a long day. Flowing nicely from here is the kitchen space, which boasts a great opportunity to create your ideal cooking space. This spot also has a convenient door providing access to the back garden. Together with a family bathroom off from the hallway which is fitted with a bath, wash hand basin and low flush WC.

The first floor hosts four well proportioned bedrooms, all of which can be used to your own advantage!

Outside offers generously sized front and rear gardens which will require work but provide a lovely space to make your own. Ready to take the next step? Call today to arrange a viewing!

**Living Room 10'11" x 16'1"**

With a window to both the front and rear elevation.

**Kitchen 15'1" x 17'10"**

With ample space for wall and base units and seating. With dual aspect windows.

**Bathroom 5'6" x 6'11"**

Complete with a bath, low flush WC, pedestal sink and an opaque window.

**Bedroom One 9'6" x 15'1"**

With window to the rear elevation.

**Bedroom Two 8'0" x 11'1"**

With window to the rear elevation.

**Bedroom Three 7'8" x 11'0"**

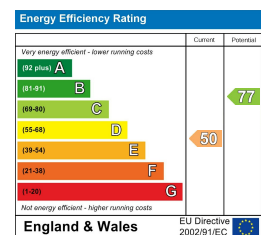
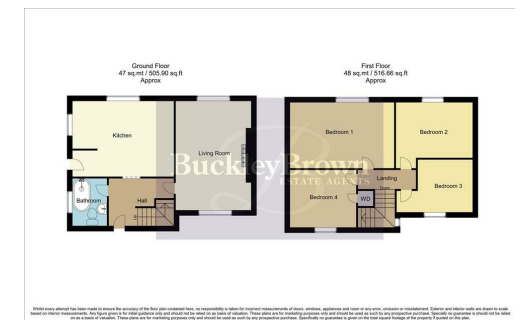
With window to the front elevation.

**Bedroom Four 8'4" x 9'7"**

With window to the front elevation.

**Outside**

With a generously sized rear garden with fence surround.



**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.

**BuckleyBrown**  
ESTATE AGENTS