



Offers Over £170,000 Freehold

127 DALE LANE | | BLIDWORTH | NG21 0SU

BuckleyBrown
ESTATE AGENTS

A FABULOUS RESIDENCE!.. We welcome you to this excellent two-bedroom semi-detached house positioned in the popular area of Blidworth. This property offers a well-planned layout and would make the perfect home for first-time buyers or investor landlords looking to extend their portfolio. Let's head inside...

The ground floor boasts a spacious lounge with plenty of space for all of your homely furnishings. Through to the kitchen, which comes complete with a range of modern units and cabinetry, an inset sink, an integrated oven and not to mention the space for additional appliances, everything you need to cook meals! There is a built-in breakfast bar where you can enjoy your morning cup of tea! Completing this floor is a WC for added convenience. Now that you've seen all the ground floor has to offer, let's take a walk upstairs...

From the landing, you'll discover two additional bedrooms, both offering a great deal of space and flexibility to add your own stamp. The bathroom hosts a hand wash basin, a low flush WC, a bath tub and a shower cubicle. There is the added bonus of an attic room. This is a versatile space to utilise as you wish. This property has been well-loved and would make the perfect move-in ready home!

Heading outside, you will find a lawn to the front with off-street parking. To the rear offers a patio seating area which is perfect for inviting guests over in the summer months! Call today to arrange a viewing.





Living Room 10'10" x 16'1"

Complete with carpeted flooring, central heating radiator and dual aspect windows.

Kitchen 12'8" x 16'0"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. Including an integrated oven and a built-in breakfast bar.

WC

Complete with a hand wash basin and low flush WC.

Landing

With access to;

Bedroom One 10'10" x 16'1"

Complete with central heating radiator and dual aspect windows.

Bedroom Two 8'4" x 9'2"

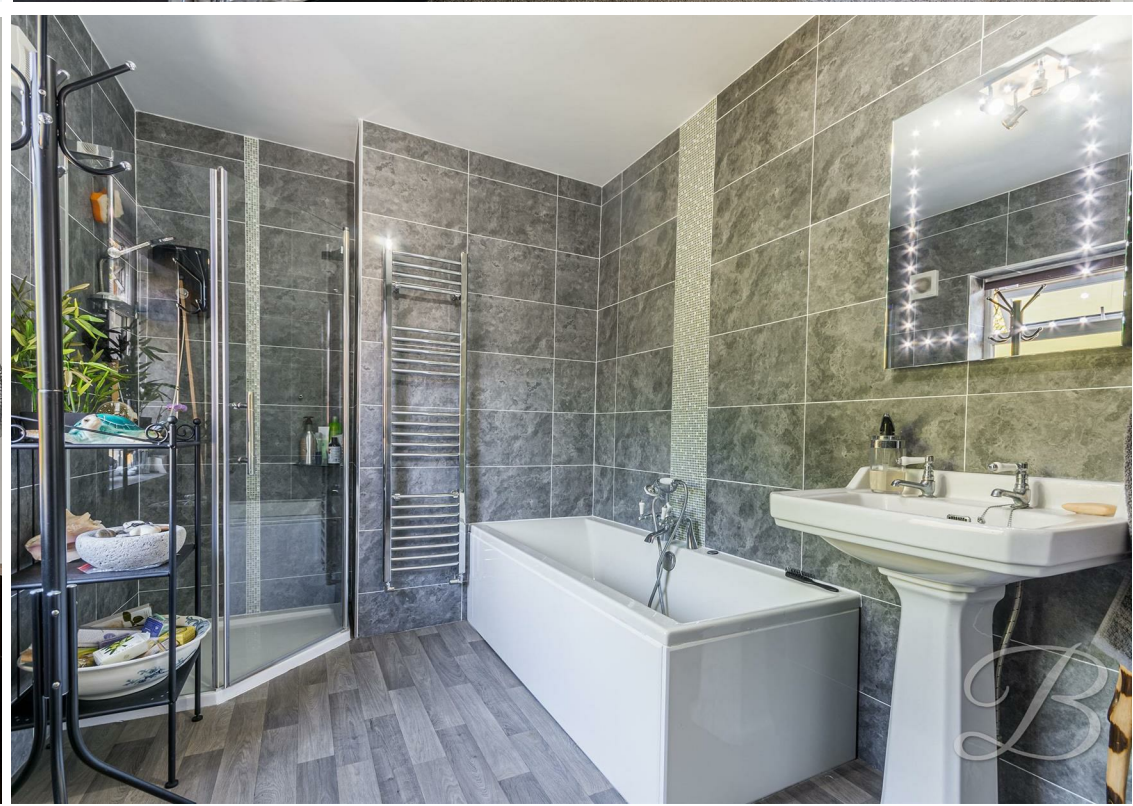
Complete with central heating radiator and a window.

Attic

Complete with two skylights fitted.

Outside

To the front offers a well-maintained lawn area with planted shrubs. Not to mention off street parking. To the rear offers a patio seating area for alfresco dining and greenery.





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) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(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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