



VALLEY ROAD | SHIREBROOK | MANSFIELD | NG20 8LJ

BuckleyBrown
ESTATE AGENTS

A GREAT INVESTMENT! This three-bedroom, semi-detached property stands proud in the convenient town of Shirebrook. This property would make a great investment or provide the perfect opportunity for first-time buyers to get on the property ladder. Let's head inside.

Firstly, you will be presented with the kitchen which provides a range of matching wall and base units with work surfaces above. Including an integrated fridge freezer and microwave, with a washing machine which is being left. The lounge is of an impressive size and hosts plenty of space to add your own furnishings. This house needs a little updating and oozes the potential to become your dream home! Now that you've seen all the ground floor has to offer, let's take a walk upstairs..

From the landing, you'll have access to three well-sized bedrooms. The family shower room is just off the landing and comes complete with a three-piece suite.

Outside, the private enclosed garden hosts a beautifully maintained lawn, perfect for inviting the family over to enjoy the sunny months together with a BBQ. Not to mention the garage which offers plenty of storage for garden tools and other household items. To the front offers a driveway with parking for two cars. Call now to book a viewing!!





Hall

With access to;

Kitchen/Dining Room 12'7" x 19'6"

Complete with a range of matching cabinets and units with work surfaces over. With an integrated fridge freezer and a washing machine which will be left at the property. There is also carpeted flooring and a window/door to rear elevation.

Living Room 11'9" x 19'6"

With a bay window to the front elevation and window to the rear.

Landing

With access to;

Bedroom One 10'5" x 13'3"

Including fitted wardrobes and carpeted flooring. Complete with a central heating radiator and window to front elevation.

Bedroom Two 8'4" x 12'9"

Including fitted wardrobes and carpeted flooring. Complete with a central heating radiator and window to rear elevation.

Bedroom Three 8'6" x 10'7"

Complete with a central heating radiator and window to front elevation.

Shower Room 5'5" x 5'11"

Including a shower cubicle and hand wash basin. With window to rear elevation.

WC

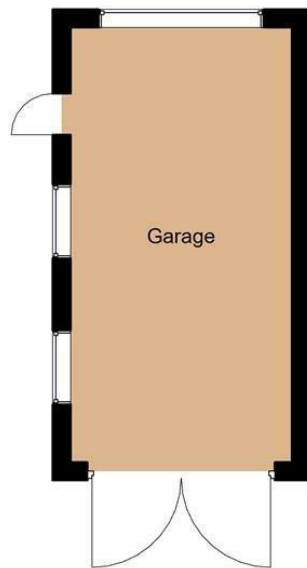
Including a low flush WC and hand wash basin.

Outside

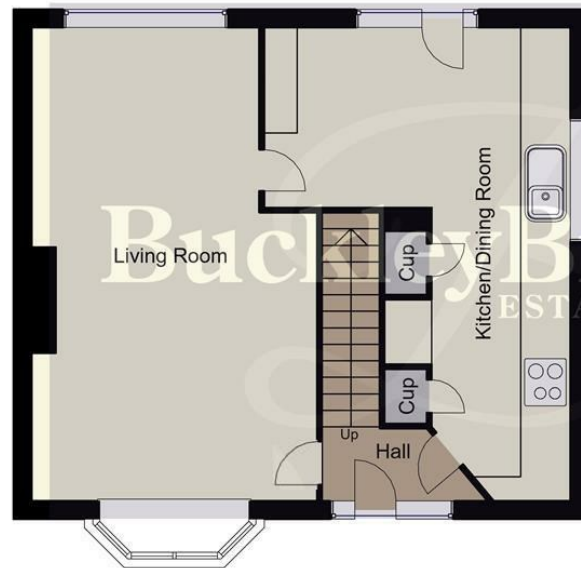
To the rear hosts a two well-maintained lawn areas and a garage for ample storage space. There is also a patio seating The front offers a driveway with parking for two cars.



Garage
18 sq.mt / 193.75 sq.ft
Approx



Ground Floor
43 sq.mt / 462.84 sq.ft
Approx



First Floor
43 sq.mt / 462.84 sq.ft
Approx



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(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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