



Offers Over £110,000 Freehold

59 GEORGE STREET | MANSFIELD | NG19 6SF

**BuckleyBrown**  
ESTATE AGENTS

NOT TO BE MISSED!... Presenting this charming, neutrally decorated two-bedroom terraced house, currently on the market for sale. This property is an excellent opportunity for couples, investors, and first-time buyers alike.

The house offers a well-proportioned layout, boasting one reception room, a kitchen with a dining area, two bedrooms, and a bathroom. The kitchen comes complete with modern units and ample space for dining, ideal for enjoying meals with loved ones. The property further benefits from a front and rear yard, perfect for outdoor relaxation and entertaining.

The sleeping accommodation is equally as impressive, with a generous double bedroom and a comfortable single bedroom. The family bathroom is well-appointed and features a white three-piece suite, providing a modern yet homely feel.

The location is undoubtedly a significant selling point with this property. Not only does it have excellent public transport links, but it is also within walking distance to the town. Furthermore, local amenities and nearby schools make this a perfect spot for those seeking the convenience of town living.

The property is a fine blend of comfort and convenience with its unique features such as the kitchen/diner and the front and rear yard. The neutral decor throughout offers the perfect canvas for the new owners to make their mark.

In summary, this is a fantastic opportunity to purchase a lovely home in a convenient location. We invite you to view this property at your earliest convenience to fully appreciate what it has to offer.

Call today to view!



### Living Room 11'9" x 11'9"

With a window to the front elevation and a central heating radiator.

### Kitchen/Diner 11'9" x 16'2"

An attractive range of wall and base units with sink and drainer set into work surface. Integrated appliances include an eye level double oven and a gas hob with an extractor fan over. There is space and plumbing for a washing machine, and further space for a fridge/freezer. The kitchen lands itself well as a dining area, as there is also space for a dining table and chairs. With a window to the rear elevation, a central heating radiator and a door which provides access onto the rear yard.

### Landing

Doors provide access into;

### Bedroom One 11'9" x 11'9"

With a window to the front elevation and a central heating radiator.

### Bedroom Two 5'8" x 9'2"

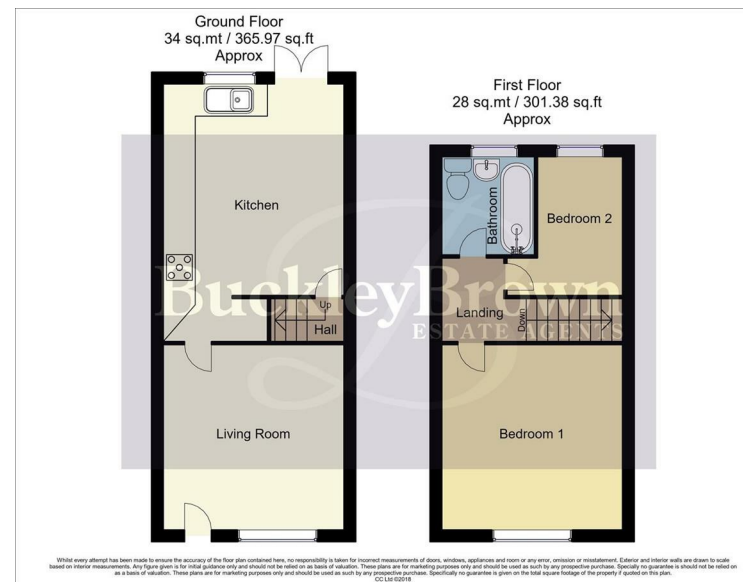
With a window to the rear elevation and a central heating radiator.

### Bathroom 5'11" x 6'3"

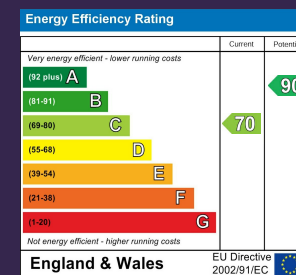
Fitted with a three-piece suite in white comprising low level WC, vanity hand wash basin and a panelled bath with shower over. With an opaque window to the rear elevation.

### Outside

There is a front yard which is hard-standing and low maintenance, in addition, there is also a yard to the rear with a useful storage shed.



**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.



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