



Offers Over £150,000

90 ARMSTRONG ROAD | | MANSFIELD | NG19 6JR

BuckleyBrown
ESTATE AGENTS

THE ULTIMATE PROJECT!... We are proud to present to the market this semi-detached house, located in the sought-after area of Mansfield, only a short distance from local shops and amenities. Offering a unique and exciting opportunity for investors and homeowners looking for a renovation project.

The ground floor presents two reception rooms, both offering a light and airy space with flexibility to make them whatever you desire. In addition, there is a kitchen which, though in need of modernisation, has the potential to become the heart of the home. With the right vision, this space could be transformed into a modern and functional area for cooking and dining, ideal for hosting family and friends.

The property boasts three bedrooms, offering ample space for a growing family or for setting up a home office. The bathroom and separate WC are found just off the landing and provides a great space for a three piece suite.

Externally, you will find a generous private driveway allowing for off road parking. There is a well established private garden to the rear which is mainly laid to lawn and a patio seating area.

Overall, this property requires refurbishment, whilst providing you with an excellent opportunity to add value and personalise the home to your exact specifications. This semi-detached house offers a wealth of potential and, with the right care and attention, could be transformed into a truly stunning property. Your vision and creativity could bring this home back to life, making it a lucrative investment or a beautiful family home!





Entrance Hall

With carpeted flooring and a window to front elevation. Doors provide access into;

Living Room 10'10" x 14'5"

With carpeted flooring, feature fireplace and window to front elevation.

Kitchen 8'11" x 13'2"

Complete with a range of matching units and ample worktop space, with an inset sink and drainer. Windows and door to rear elevation, providing access to the rear garden. Door leading through to the dining room.

Dining Room 8'11" x 9'11"

With carpeted flooring, feature fireplace and window to front elevation.

Landing

Doors provide access into;

Bedroom One 10'0" x 12'5"

With carpeted flooring, built in storage cupboard and window to front elevation.

Bedroom Two 10'10" x 9'2"

With carpeted flooring, built in storage cupboard and window to front elevation.

Bedroom Three 7'11" x 8'7"

With carpeted flooring, built in storage cupboard and window to rear elevation.

Shower Room 5'4" x 6'8"

With a central heating radiator, walk in shower and hand wash basin. Window to rear elevation.

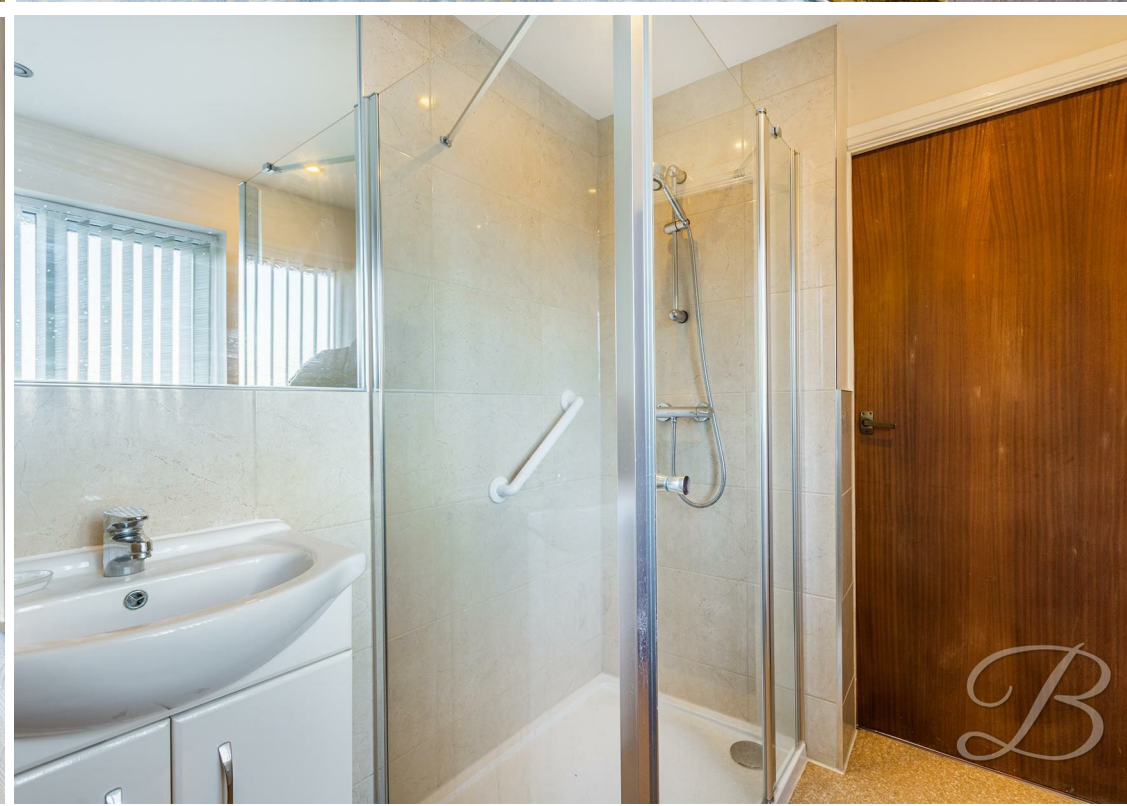
WC

With a low flush WC and window to rear elevation.

Outside



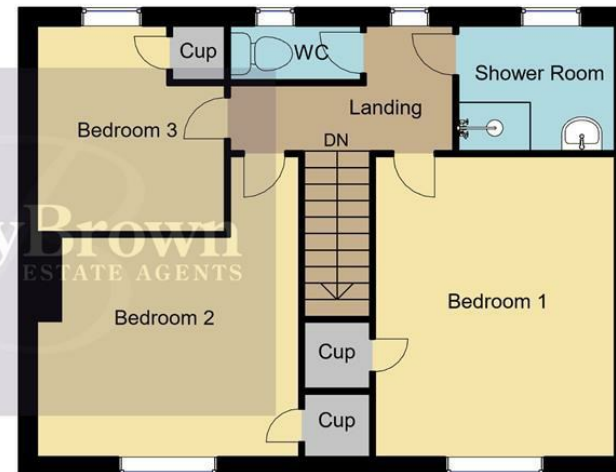
To the front of the property you will find laid lawn and patio areas with surrounding decorative shrubs, creating that great kerb appeal. You will also find a driveway providing off-road parking. To the rear of the property you will find laid lawn with a patio seating area. The garden also hosts a shed for some handy storage.



Ground Floor
44sq.m/477.01sq.ft
Approx.




First Floor
42sq.m/454.68sq.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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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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
England & Wales		EU Directive 2002/91/EC 

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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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