



£130,000 Freehold

79 ALDER WAY | SHIREBROOK | MANSFIELD | NG20 8PS

BuckleyBrown
ESTATE AGENTS

A PROPERTY FULL OF POTENTIAL!... Nestled on Alder Way in Shirebrook, this charming three-bedroom semi-detached home has been lovingly owned for by the same family for many years. Full of potential and conveniently located near local amenities and transport links, this property is perfect for those looking to make their mark. Let's take a closer look inside.

Upon entering through the front door, you're greeted by a welcoming entrance hall with stairs leading to the first floor. To the left, you'll find a spacious lounge with dual-aspect windows that fill the room with natural light, creating a bright and airy atmosphere. Moving through, the kitchen offers ample space for a dining table—ideal for entertaining friends and family. Adjacent to the kitchen is a handy utility room, adding extra convenience to your daily routine.

Upstairs, you'll discover three generously sized bedrooms, each offering the perfect canvas for the new owners to add their personal touch. The family bathroom features a three-piece suite, complete with an electric shower over the bath.

Set on a fantastic plot, the property benefits from gardens to the front and rear, both mainly laid to lawn with plenty of space for future alterations if desired. To the rear, there is also a garage providing valuable additional storage space.

Do not delay with arranging your viewing!





Entrance Hall

Entrance door and window to front elevation, storage cupboard and stairs to first floor accommodation.

Living Room 18'11" x 12'0"

Having dual aspect windows, feature fireplace, two radiators and carpet flooring.

Kitchen 12'0" x 8'11"

Fitted with a range of cabinetry with work surface over, inset sink and drainer with mixer tap over two windows to rear elevation, space and plumbing for essential appliances.

Utility 11'5" x 6'11"

Having a range of wall and base units window to side elevations and door leading outside.

First Floor Landing

Having carpet flooring, storage cupboard and, loft hatch and window to side elevation.

Bedroom One 12'11" x 11'8"

Having carpet flooring, window to front elevation and radiator.

Bedroom Two 12'11" x 11'8"

Having carpet flooring, window to rear elevation and radiator.

Bedroom Three 8'11" x 8'0"

Having carpet flooring, window to front elevation and radiator.

Bathroom 8'11" x 4'11"

Fitted with a three piece suite comprising of panelled bath with electric shower over,




partly tiled walls, vanity wash hand basin, low flush WC, radiator window to rear and side elevation.

Outside

Set on an impressive plot to the front of the property there is hedged borders and a neat lawn with path leading to the front door and to the rear garden. The the rear is a fantastic sized garden which is mostly laid to lawn, there is a garage providing extra storage or secure parking. The garden is the perfect space for enjoying the warmer months!



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		
(81-91) B		
(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 

79 ALDER WAY
SHIREBROOK
MANSFIELD
NG20 8PS



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