



£150,000

BIRCH AVENUE | RAINWORTH | MANSFIELD | NG21 0LQ

**BuckleyBrown**  
ESTATE AGENTS



## GET ON THE PROPERTY LADDER!!!

This three-bedroom, semi-detached property is located in the convenient area of Rainworth, Mansfield. Positioned conveniently a short distance from schools and amenities, making this a great opportunity for first time buyers and couples! This home is waiting for you to make it your own, lets take a look inside...

Upon entry, you will be presented with a simple yet effective layout. Starting with the lovely living room which offers plenty of space for homely furnishings. The window to the front really opens this room up providing a bright and airy atmosphere, further fitted with a feature fireplace creating that homely feel. Moving through to the open plan kitchen dining room, which is fully equipped with essential appliances and room for a dining table.

Like what you see so far? Let's take a look upstairs. From the landing, you'll have access to three generous bedrooms with space for all of your homely furnishings. The family bathroom completes the floor and comprises of a three-piece suite.

Heading outside, you will be met with a private and spacious garden, perfect for hosting family bbq's or evening drinks. This property also accommodates a driveway and car port to the rear for added convenience.

Call our team today to arrange a viewing!!





#### Hall

Window to the front and further access to;

#### Living Room 12'3" x 9'9"

Cosy living room with space for your desired furnishings, feature fireplace and a window to the front elevation.

#### Kitchen/Dining Room 18'5" x 9'6"

Complete with a range of matching wall and base cabinets, inset sink and drainer, integrated appliances and decorative splashback tiles. Window to the rear elevation. Further space for a dining table and access to the rear garden via an external door.

#### Landing

Window to the side and leading access into;

#### Bedroom One 12'3" x 9'9"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the front.

#### Bedroom Two 10'5" x 9'9"

Carpeted flooring, central heating radiator and a window to the rear.

#### Bedroom Three 8'8" x 8'2"

Carpeted flooring, central heating radiator and a window to the front.

#### Bathroom 8'3" x 5'5"

Three piece suite with a hand wash basin, low flush WC and a corner bath. Window to the rear elevation.

#### Outside

Well maintained front lawn with a gated pathway leading up to the front door. To the rear you will find a generous lawn area, gated parking and a car port.



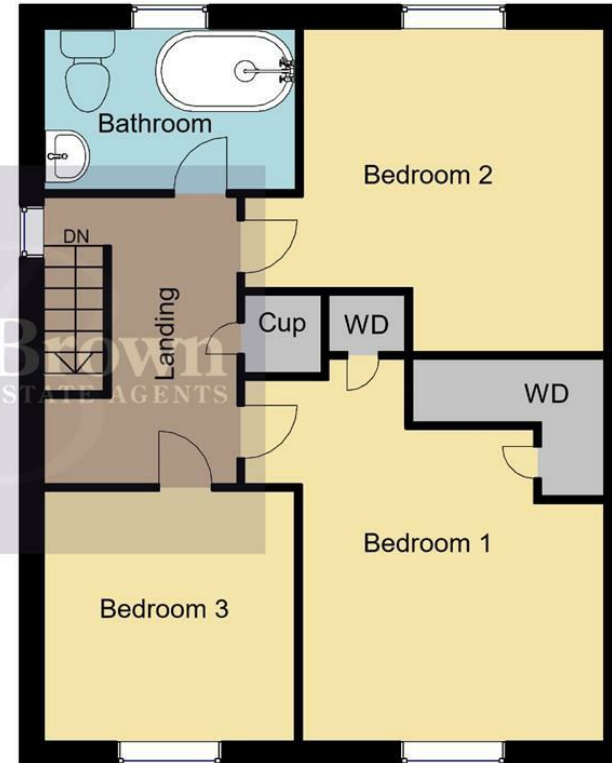




Ground Floor  
41sq.m/436.99sq.ft  
Approx



First Floor  
41sq.m/439.61sq.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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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