



£120,000

18 MARKET PLACE | SHIREBROOK | MANSFIELD | NG20 8AA

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ESTATE AGENTS

This commercial property is truly unique providing a refurbished flat just above! Offering a unique and versatile layout spread across three thoughtfully designed floors, combining business potential with comfortable living. Located in the highly desirable area of Shirebrook. This property seamlessly combines practicality with contemporary elegance, presenting limitless opportunities for its future owner.

On the ground floor, you'll find a spacious, light-filled shopfront—an ideal canvas for a variety of commercial ventures. Whether you envision a retail store, a professional office, or any number of creative business ideas, this versatile space provides both visibility and convenience.

The first floor features a beautiful fully equipped kitchen with sleek cabinetry and contemporary work surfaces, perfect for everyday meals. The dining room offers ample space for your dining furniture, offering an excellent space for socialising. The living room creates a bright and welcoming atmosphere, a perfect space to relax and unwind. The modern bathroom is fitted with a three piece suite including a bath with an over head shower, ensuring both convenience and comfort.

The top floor offers two generously sized bedrooms, designed to be tranquil retreats with ample natural light and cosy layouts, making them the perfect space to relax after a busy day.

With the stylish renovations, this property offers the ideal blend of commercial and residential space. It provides the perfect setting for business owners looking for a live-work solution or savvy investors seeking a property with diverse potential.







#### Shop 56'11" x 13'7"

This commercial shop offers a versatile space ideal for a range of businesses. It features built-in storage, providing efficient organisation. Additionally, you will find a private WC, providing that extra convenience.

#### Hall

Doors provide access into;

#### Kitchen 7'10" x 6'9"

This modern kitchen features matching cabinetry and worktop space. It includes an inset sink with a drainer, an integrated oven, and an induction hob with a hood above.

#### Dining Room 13'5" x 9'8"

This spacious dining room offers a comfortable setting for meals and gatherings.

#### Living Room 14'10" x 13'9"

The spacious living room offers a comfortable and inviting space for relaxation and entertainment.

#### Bathroom 6'9" x 5'7"

Complete with a three piece suite including a bath with an over head shower, low flush Wc and hand wash basin.

#### Landing

Doors provide access into;



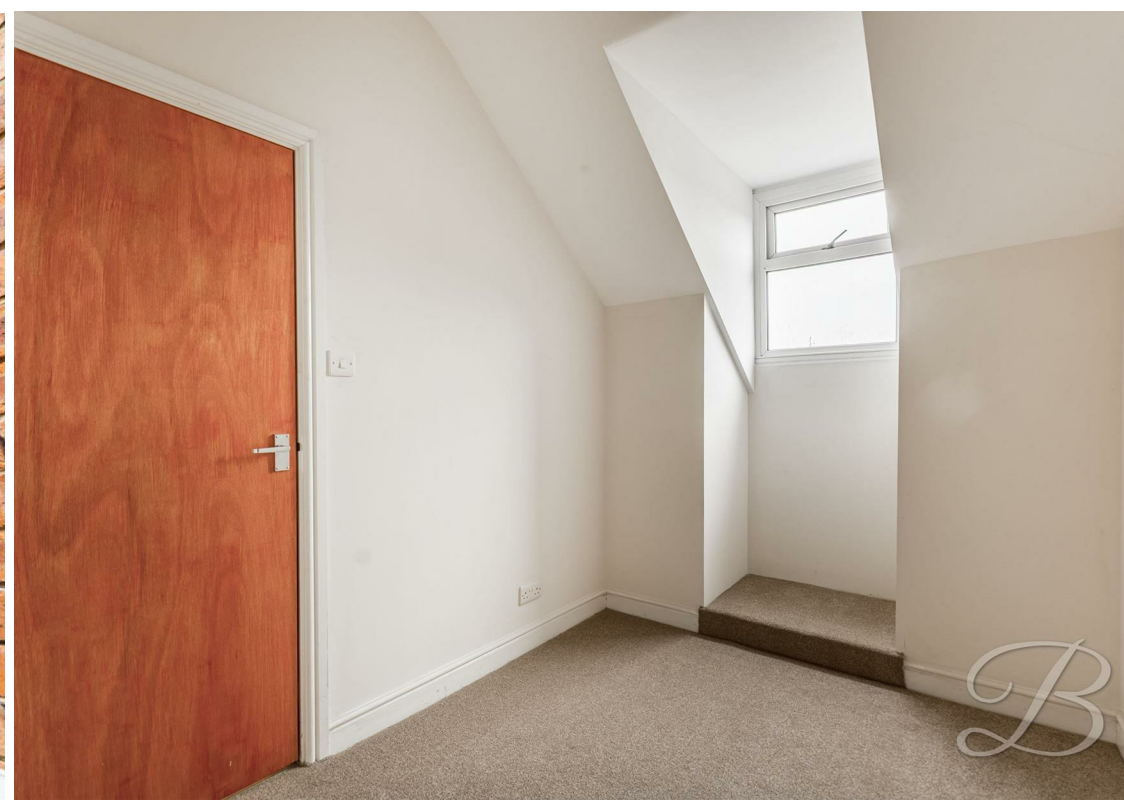
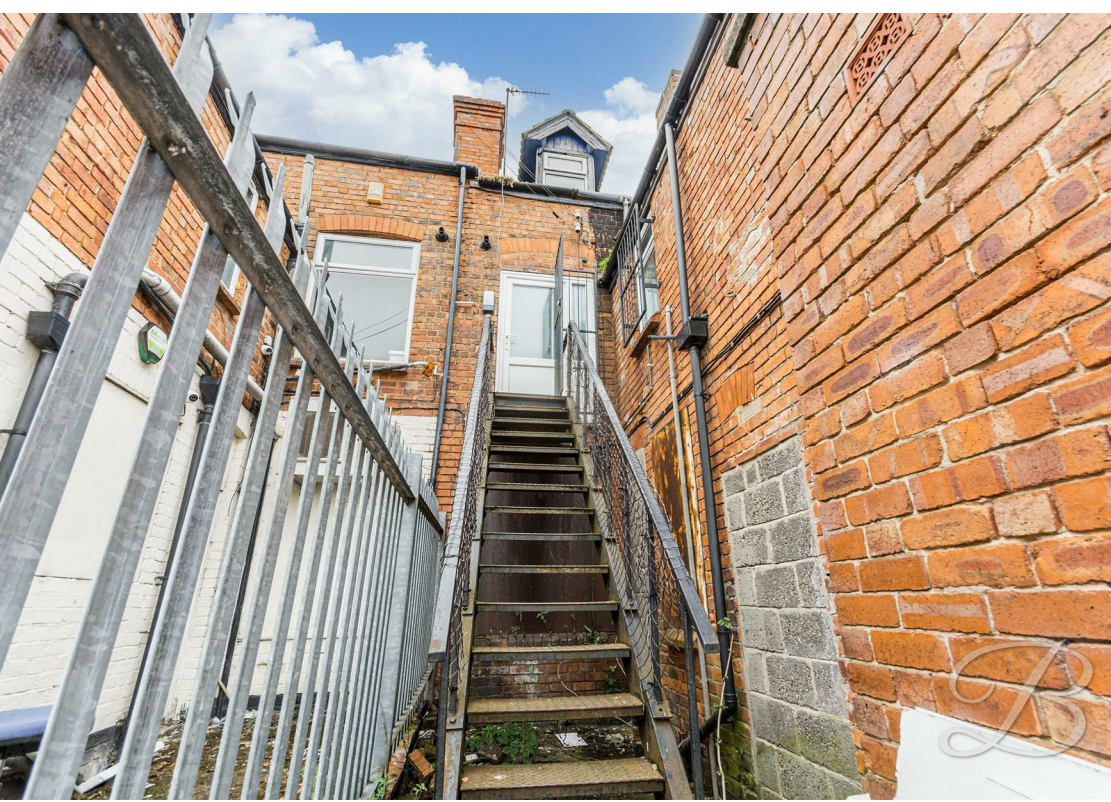
#### Bedroom One 14'5" x 13'11"

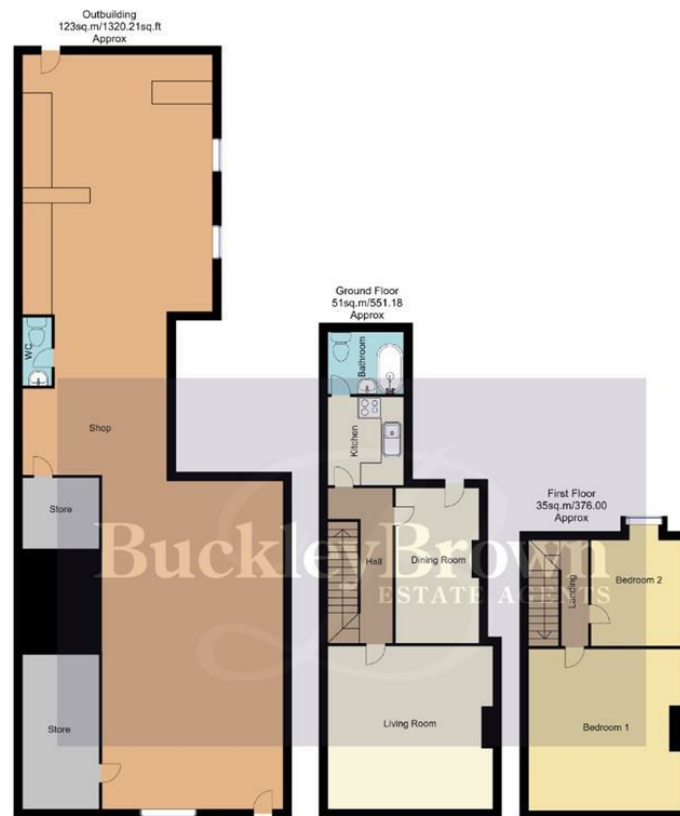
The bedroom provides a peaceful retreat, featuring ample space to add your own furnishings.

#### Bedroom Two 9'2" x 8'0"

The bedroom provides a peaceful retreat, featuring ample space to add your own furnishings.

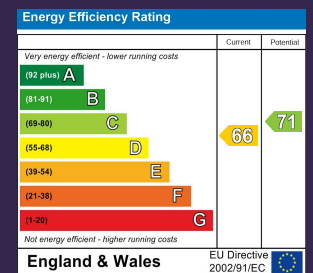






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. 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.





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