



£155,000 Freehold

13 GARDEN AVENUE | SHIREBROOK | MANSFIELD | NG20 8JH

BuckleyBrown
ESTATE AGENTS

MOVE ON IN...

This fully renovated and beautifully presented three-bedroom semi-detached property is located in a popular residential area of Shirebrook. Ready to move straight into, it's the perfect choice for families, first-time buyers, or investors alike. nLet's take a look inside...

Step into a bright and spacious living room, perfect for relaxing or entertaining. The heart of the home is the stunning open-plan kitchen diner, complete with modern fixtures and fittings – ideal for family meals or social gatherings. A cleverly designed utility space is neatly tucked away under the stairs, providing practical storage and laundry facilities.

Upstairs, you'll find three generously sized bedrooms, offering ample space for family or guests. The home also benefits from a modern bathroom and a separate WC – ideal for busy households.

The front of the property features a low-maintenance lawn and a paved pathway, providing a welcoming first impression. To the rear, a spacious lawn wraps around the property with established hedging offering privacy and greenery. Gated access leads to a private driveway and a detached garage, adding security and convenience.

Don't miss this fantastic opportunity to own a home in a well-connected area. Contact us today to arrange a viewing!





Hall

Fitted with a large storage cupboard (utility) located under the stairs, window to the front and further access into;

Living Room 10'10" x 10'4"

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

Kitchen/Dining Room 13'4" x 18'9"

Open plan layout complete with laminate flooring, central heating and ample space for your desired furnishings. The kitchen area is fully equipped with matching wall and base cabinets, inset sink with drainer, integrated appliances and windows to the rear elevation. Fitted with a convenient external door to the side.

Landing

With leading access into;

Bedroom One 11'5" x 13'4"

Carpeted flooring, central heating radiator and windows to the rear elevation.

Bedroom Two 10'3" x 11'5"

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

Bedroom Three 6'11" x 10'0"

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

Bathroom 6'11" x 7'2"

Fitted with a hand wash basin, low flush WC and a bath with an overhead shower. Window to the front.

WC 2'10" x 3'10"

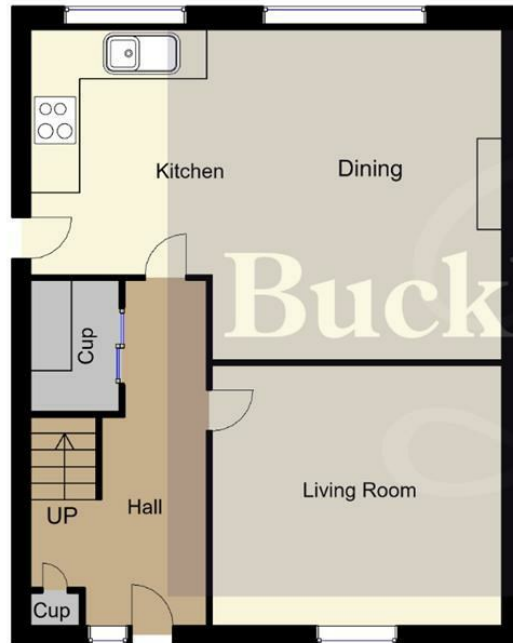
Fitted with a low flush WC and a hand wash basin.

Outside

Low maintenance lawn and pathway to the front of the property whilst the lawn and hedges wrap around to the rear. The rear also hosts gated access to a private driveway and garage for added convenience.



Ground Floor
48 Sq.m/ 512.54 Sq.ft
Approx



First Floor
47 Sq.m/ 508.56 Sq.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		88
(81-91) B		
(69-80) C		
(55-68) D		48
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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