



£160,000 Freehold

8 BRACKENFIELD AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9PE

BuckleyBrown
ESTATE AGENTS

YOUR IDEAL FIRST HOME AWAITS...Positioned on Brackenfield Avenue, Mansfield Woodhouse, this delightful semi-detached house offers a perfect blend of comfort and convenience. The area is known for its friendly community and proximity to local amenities, making it an ideal setting for families and professionals alike. With easy access to nearby parks and schools, this location truly embodies the essence of suburban living. Let's take a look inside...

As you step inside, you are greeted by a spacious entrance hallway. From here you will find a cosy living room, this space is perfect for entertaining guests or enjoying quiet evenings with family. The room is filled with natural light, creating a cheerful atmosphere that enhances the overall charm of the property. The layout flows seamlessly into the open plan kitchen/diner, which is well-equipped and functional, making meal preparation a delightful experience. Finally, the ground floor hosts a convenient WC.

Venturing upstairs, you will find three generously sized bedrooms, each offering a blank canvas to make your own. The family bathroom is conveniently located off the landing, featuring modern fixtures that cater to the needs of a busy household. Not to mention there is a separate shower room!

Outside, the property boasts a lovely garden that invites you to enjoy the fresh air and sunshine. The outdoor space is perfect for children to play, or for hosting summer barbecues with friends and family. With a well-maintained lawn and potential for landscaping, this garden is a blank canvas for your gardening aspirations.

Call now to arrange a viewing!





Hall

Spacious entrance hallway with a storage cupboard window to the side and access into;

Living Room 9'10" x 17'11"

Spacious reception room with a window to the rear elevation.

Kitchen 9'1" x 8'0"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a breakfast bar. Window to the front.

Dining Room 8'11" x 10'2"

Versatile seating area with sliding doors opening to the rear garden.

WC

Fitted with a hand wash basin and low flush WC.

Landing

Central landing with leading access into;

Bedroom One 13'1" x 10'10"

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

Bedroom Two 9'3" x 6'11"

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

Bedroom Three 9'3" x 6'11"

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

Shower Room 6'5" x 1'11"

Convenient separate shower room.

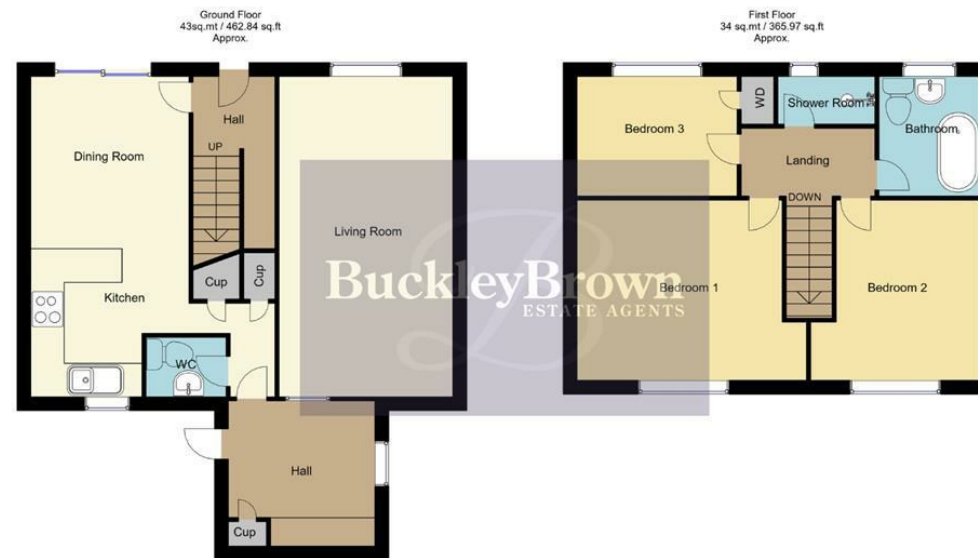
Bathroom 6'11" x 5'10"

Three piece suite comprising of a hand wash basin, low flush WC and a bath.

Outside

Low maintenance frontage with a fence giving access round the side of the property. The rear garden boasts a well kept lawn, patio seating area and fence surround.





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.

CC Ltd ©2018

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		

8 BRACKENFIELD AVENUE
MANSFIELD WOODHOUSE
MANSFIELD
NG19 9PE



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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