



£140,000 Freehold

6 MOUNT MILNER | MANSFIELD | NG18 2JQ

BuckleyBrown
ESTATE AGENTS

CREATE SOMETHING SPECIAL!..This four-bedroom terraced home is ideally located in Mansfield, just a stone's throw from Fisher Lane Park and a wide range of local amenities. Bursting with potential, the property offers generous living space, making it an ideal family home.

Upon entering, you are welcomed into a hallway that leads through attractive double doors into a cosy lounge. Moving through the property, you will find a spacious dining room offering ample room for dining furniture and family gatherings. Just off the dining room is the kitchen, which is fitted with a range of matching cabinetry and an integrated oven. The ground floor is completed by a bathroom fitted with a three-piece suite.

To the first floor are three well-proportioned bedrooms, all offering plenty of space for new owners to add their own personal touch. The top floor hosts the master bedroom, which further benefits from a useful store room, providing convenient additional storage.

Externally, the property features a rear garden with a concrete patio area and steps leading up to a lawned section, perfect for outdoor enjoyment.

Early viewing is highly recommended—book now to avoid disappointment.





Entrance Hall

Housing giving access to;

Lounge 11'11" x 11'11"

With a window to front elevation, carpet flooring and central heating radiator.

Dining Room 11'11" x 13'1"

Complete with laminate flooring, window to rear elevation, storage cupboard and a central heating radiator.

Kitchen 6'8" x 9'5"

Complete with a range of matching wall and base units with complimentary work surface over, inset double sink with mixer tap, integrated oven with gas hob and extractor hood above. Having tiled a splash back, laminate flooring, window to side elevation and door leading outside.

Bathroom 6'8" x 5'4"

Complete with a three piece suite comprising of a panelled bath, low flush WC and hand wash basin. It benefits from full tiled walls, heated towel rail and window to rear elevation.

First Floor Landing

Giving access to;

Bedroom Two 11'11" x 12'0"

Having a window to front elevation, carpet flooring, central heating radiator and a build in cupboard.

Bedroom Three 6'3" x 10'4"

Having a window to rear elevation and central heating radiator.

Bedroom Four 5'3" x 10'4"

Having a window to rear elevation and central heating radiator.



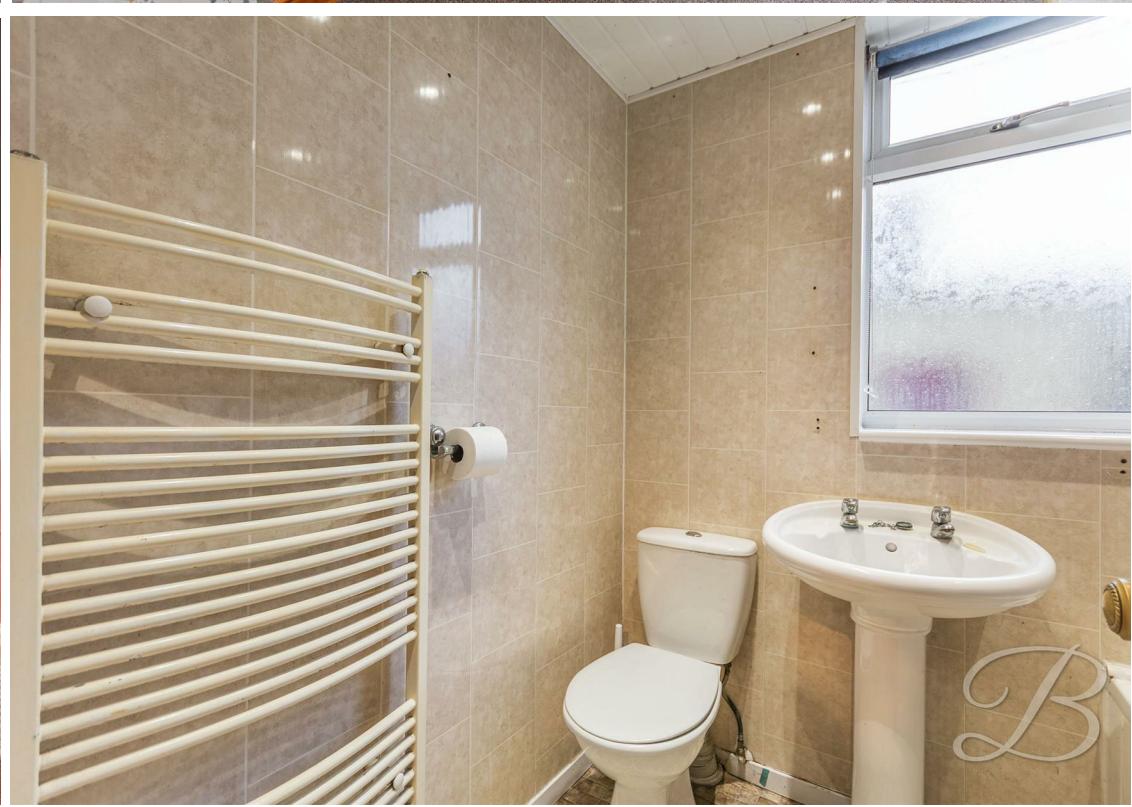
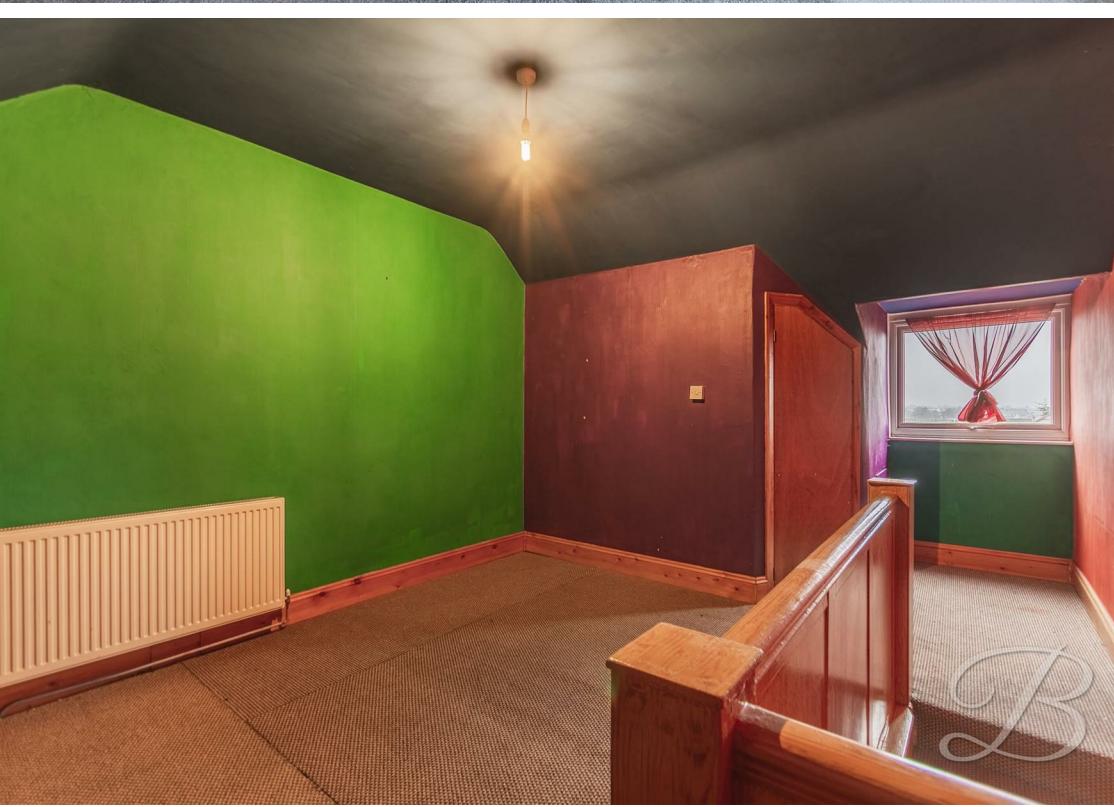
Stairs Leading To

Bedroom One 11'11" x 17'10"

Having a window to front elevation, central heating radiator and access to a store room.

Outside

The rear garden has a concrete patio area with steps leading to a lawned area.





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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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