



£170,000 Freehold

36 QUINES HILL ROAD | FOREST TOWN | MANSFIELD | NG19 0NW

**BuckleyBrown**  
ESTATE AGENTS



**MAKE YOUR MARK!...** We are delighted to bring to the market this opportunity to acquire a 4-bedroom detached house in the sought-after location of Forest Town. This property is ideal for first-time buyers or families looking to put their own stamp on a home, or investors seeking a renovation project.

Upon entering the property, you are greeted by an entrance hall which leads nicely to a generously sized reception room that functions as both a lounge and diner. One of the unique features of this room is its direct access to the garden, perfect for hosting guests during the warmer months. The reception room leads to a kitchen that also benefits from access to the garden. Completing the ground floor is a WC for added convenience.

The property boasts four bedrooms, two of which are comfortable double rooms, and two single rooms, providing ample living space. The bathroom features a practical wet room with a shower, offering a great starting point for any renovations.

One of the major selling points of this property is its exterior. The house offers parking, a single garage, and a garden, adding to the overall appeal. The convenience of having your own parking and garage cannot be underestimated, particularly in such a prime location.

The property is ideally located with an array of local amenities, public transport links, nearby schools, and green spaces all within close proximity. It is also surrounded by nearby parks, making it perfect for those who enjoy outdoor activities.

While this property does require renovation, it offers an exceptional opportunity to create a wonderful family home in a desirable location.

Please contact us to arrange a viewing at your earliest convenience!







#### Entrance Hall

With stairs rising to the first floor. Doors provide access into;

#### Lounge/Diner

With a window to the front elevation, two central heating radiators, and a fireplace. Patio doors lead out onto the rear garden.

#### Kitchen

Fitted with a range of units with sink and drainer set into work surface. There is space for a range of kitchen appliances. With a window to the rear elevation, a central heating radiator, and a door that provides access outside onto the rear garden.

#### WC

Fitted with a low level WC and hand wash

basin. With an opaque window to the front elevation.

#### Landing

With loft hatch access. Doors provide access into;

#### Bedroom One

With a window to the front elevation and a central heating radiator.

#### Bedroom Two

With a window to the rear elevation and a central heating radiator.

#### Bedroom Three

With a window to the front elevation and a central heating radiator.

#### Bedroom Four

With a window to the rear elevation and a central heating radiator.



#### Bathroom

Fitted with a low level WC, pedestal hand wash basin, and a shower. With an opaque window to the side elevation and a central heating radiator.

#### Outside

There is a driveway, allowing for off-street parking, which in turn provides access to the garage. The property benefits from front and rear gardens. The front garden is low-maintenance mainly laid with patio slabs, and featuring plants and shrubs. The rear garden has been tastefully landscaped, featuring a patio area with the rest being mainly laid to lawn.







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

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FOREST TOWN  
MANSFIELD  
NG19 0NW



## BuckleyBrown Estate Agents

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