



£235,000 Freehold

158 SOUTHWELL ROAD WEST | | MANSFIELD | NG18 4HB

**BuckleyBrown**  
ESTATE AGENTS



## YOUR NEXT PROJECT!

Nestled in a popular residential area of Mansfield, this spacious three-bedroom semi-detached property presents a fantastic opportunity to create your perfect home. With plenty of potential, this property is ideal for those looking to add their own stamp through modernisation.

The ground floor offers a welcoming living room to the front, featuring a charming box bay window and a feature fireplace, perfect for cosy evenings. To the rear, the dining room enjoys views of the garden and includes an external door, providing easy access to outdoor entertaining. The kitchen is complemented by a separate utility room with additional external access.

Upstairs, you'll find three generous bedrooms and a family bathroom, all accessed from a central landing.

Externally, the property boasts a private frontage with ample off-road parking, a carport, and a garage, all neatly enclosed by mature hedging. To the rear is a truly extensive garden, mainly laid to lawn with a patio seating area and mature trees offering both privacy and a peaceful retreat.

While the home would benefit from some modernisation, it offers generous room sizes and a stunning plot—making it an excellent opportunity for families, investors, or first-time buyers looking to put down roots in this desirable area.

Call now to arrange a viewing!





#### Porch

Unique double door access with windows to the rear and access through to the main hallway.

#### Hall

With a cupboard located under the stairs and further access to;

#### Living Room 13'3" x 12'0"

Carpeted flooring, central heating radiator, feature fireplace and a large bay window to the front elevation.

#### Dining Room 13'3" x 11'4"

Complete with carpeted flooring, central heating radiator, bay windows and an external door giving access to the rear garden.

#### Kitchen 6'0" x 8'2"

Complete with a range of matching cabinets, inset sink with drainer and an external door to the side.

#### Landing

Additional storage cupboard and further access into;

#### Bedroom One 13'3" x 11'4"

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

#### Bedroom Two 9'10", 232'11" x 12'0"

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

#### Bedroom Three 7'2" x 7'9"

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



#### Bathroom 6'0" x 5'10"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window fitted to the rear elevation.

#### Utility 5'1" x 6'9"

Accessible from the rear of the property fitted with cupboard, ample worktop space and an inset sink.

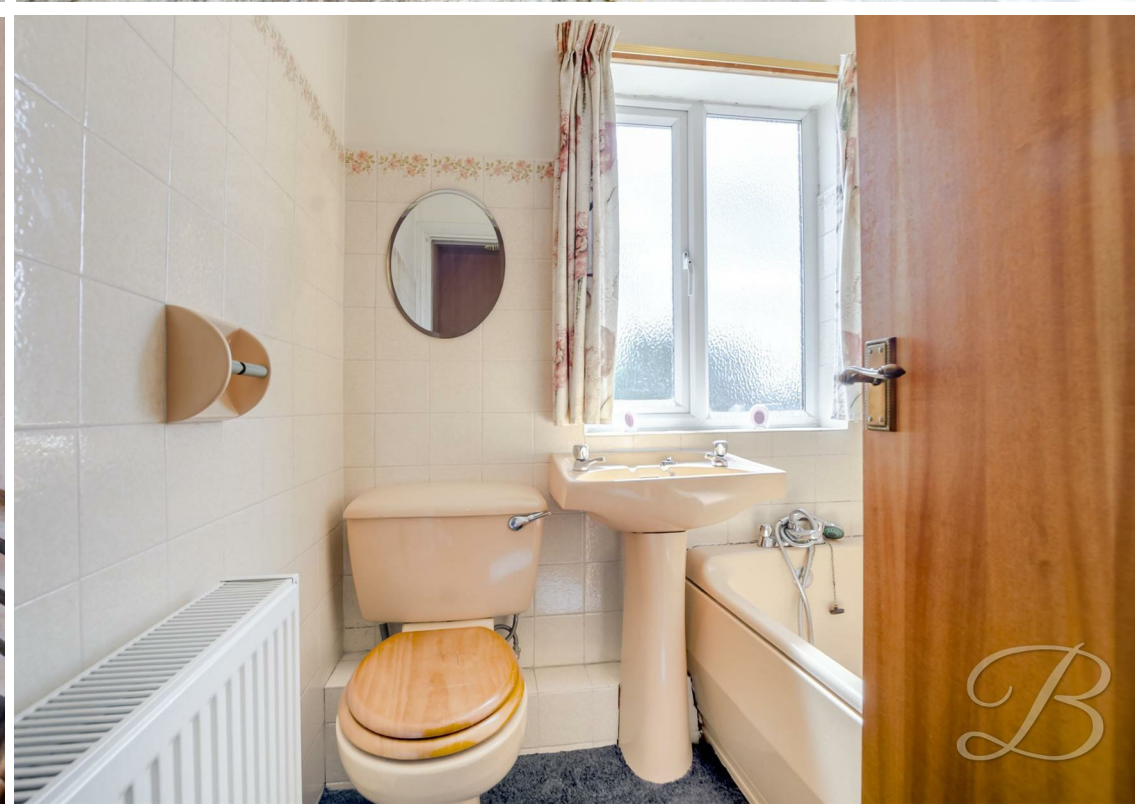
#### Garage

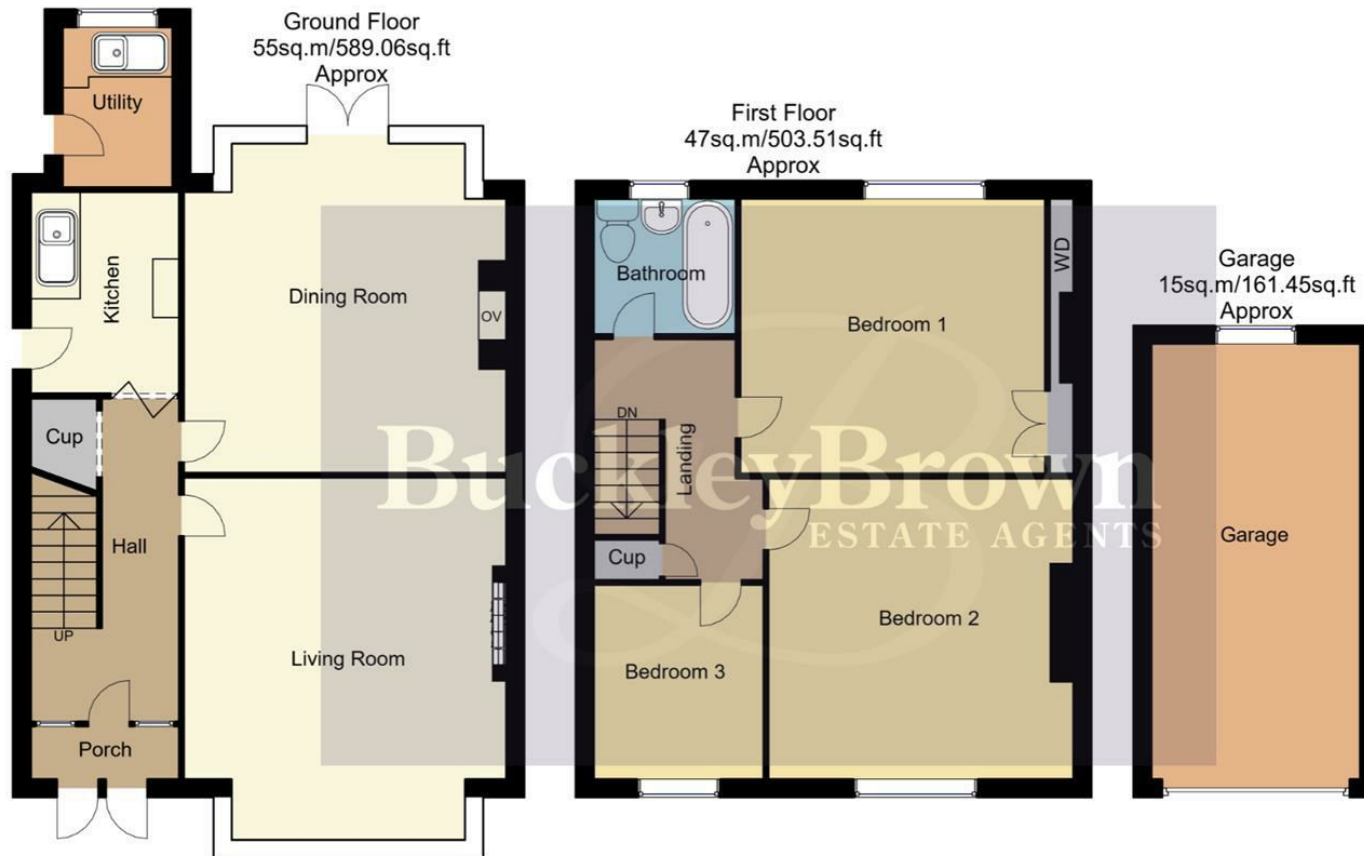
Accessible from the front elevation and a window to the rear.

#### Outside

Private frontage with ample parking space, car port and a garage all surrounded with mature hedges. Extensive rear garden which is mainly laid to lawn with trees and a patio seating 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. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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WEST  
MANSFIELD  
NG18 4HB



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