



34 Station Road
Shirebrook, Nottinghamshire NG20 8SH
£149,950

- A THREE BEDROOMED, SEMI-DETACHED PROPERTY, FOR SALE WITH NO UPWARD CHAIN.
- PORCHWAY, ENTRANCE HALL AND LOUNGE TO THE FRONT WITH BAY WINDOW.
- TO THE FIRST FLOOR THERE ARE TWO BEDROOMS AND THIRD BEDROOM TO THE SECOND FLOOR.
- SMALL FRONTAGE TO THE PROPERTY AND GOOD-SIZED GARDEN TO THE REAR.
- CONVENIENT LOCATION, CLOSE TO THE AMENITIES AVAILABLE IN THE CENTRE.
- INCLUDES GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING.
- DINING ROOM, FITTED KITCHEN, INCLUDING BUILT IN OVEN AND HOB, AND CELLAR.
- BATHROOM WITH FOUR-PIECE SUITE, INCLUDING BATH AND SEPARATE SHOWER CUBICLE.
- OFF STREET PARKING IS ALSO AVAILABLE, ACCESSED VIA A SERVICE ROAD.
- GOOD TRANSPORT LINKS, WITH ACCESS TO JUNCTION 29 OF THE M1 MOTORWAY.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

Leave Mansfield on the A60 Woodhouse Road, which in turn becomes Leeming Lane South and Leeming Lane North. Head through Mansfield Woodhouse and before reaching Spion Kop, turn left onto Sookholme Lane. At the T junction, turn left and this leads you into Shirebrook. Continue over the railway bridge, which then becomes Station Road. The property is then on the left-hand side.

ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Having composite front door.

HALLWAY

Wood veneer flooring, radiator and stairs rising to the first floor.

LOUNGE

15'10" into bay x 11'11". (4.85m into bay x 3.64m.)

UPVC double glazed bay window to the front, two radiators, wooden flooring, dado rail and coving.

DINING ROOM

12'10" x 11'10" (3.93m x 3.63m)

UPVC double glazed rear aspect, wood veneer flooring, two radiators, coving and picture rail.

KITCHEN

9'10" x 7'9" (3.00m x 2.38m)

Having white, base and eye level units, work surfaces and single sink unit and drainer. Built in electric oven, hob and cooker hood. Access to the cellar. Cupboard housing the electric meter and consumer unit. Tiled flooring, radiator and UPVC door and rear window.

FIRST FLOOR

LANDING

Cupboard housing combination boiler. Radiator. Stairs to the second floor.

BEDROOM ONE

15'3" x 13'0" (4.66m x 3.98m)

Large double bedroom with UPVC double glazed front elevation. Radiator.



BEDROOM TWO

12'11" x 9'1" (3.96m x 2.77m)

Radiator. UPVC double glazed rear elevation.



BATHROOM

Comprising bath with wood paneled side, wash hand basin and WC, both within vanity unit. Also having separate shower cubicle. Full tiling to the walls, tiled flooring, radiator and UPVC obscure glaze.



SECOND FLOOR

LANDING

With access to eaves space.

BEDROOM THREE

17'3" x 9'0", increasing to 15'2" (5.27m x 2.76m, increasing to 4.64m)

Radiator. UPVC double glazed window.



FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA/25.03.2025

OUTSIDE

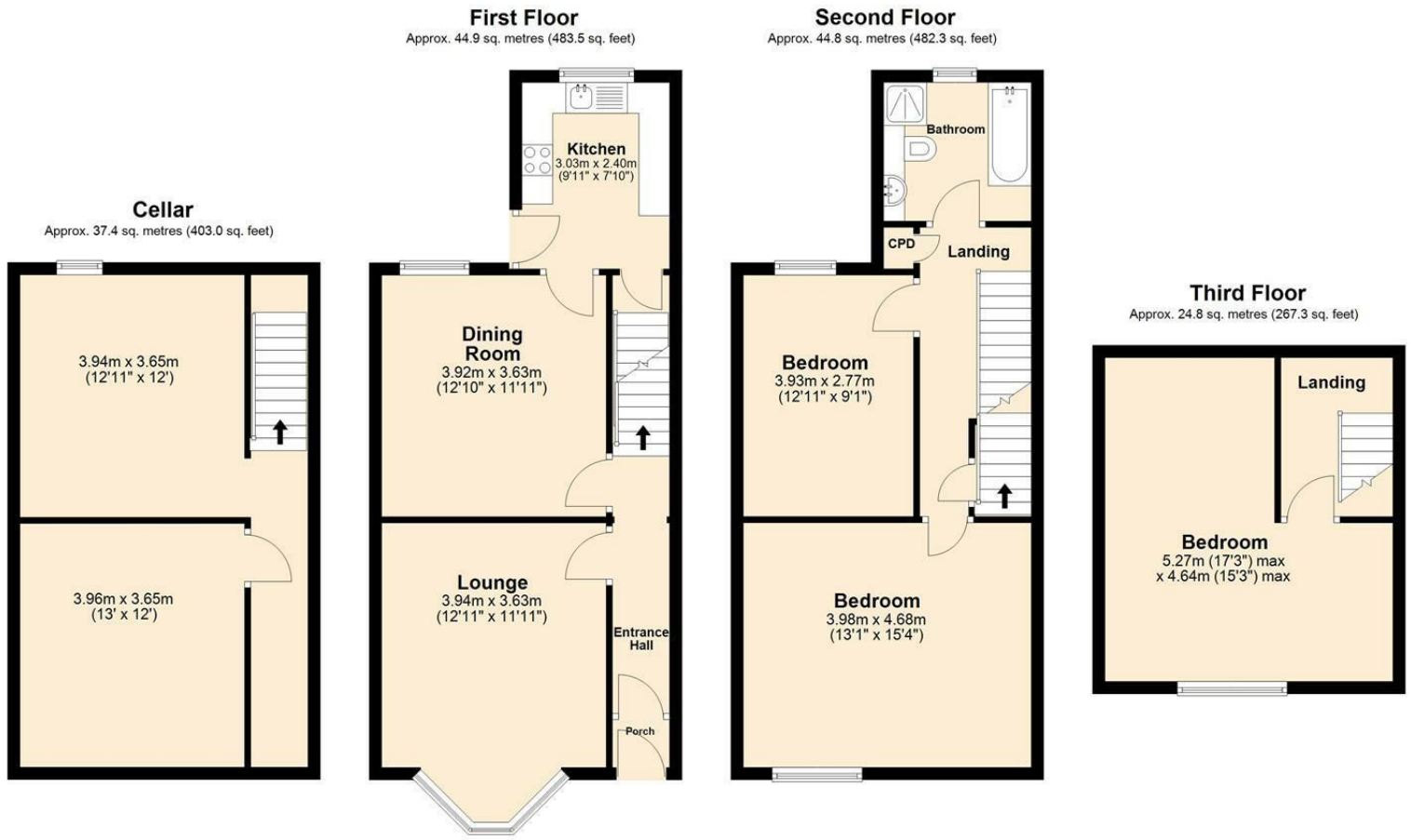
The property has an enclosed area of hard standing to the front. There is a paved garden to the rear and, at the far end, car standing is provided. This is accessed via a service road.



The property is in council tax band A (Bolsover District Council).

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.



Total area: approx. 152.0 sq. metres (1636.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

