

OFFERS OVER £150,000

Alder Way, Shirebrook, Mansfield,

Welcome to BuckleyBrown, where every home is carefully presented, so you can explore with clarity and confidence.

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"Bursting with potential! Situated in an incredibly popular area, this fantastic property offers a wonderful opportunity to add significant value. The beautiful rear garden is a real standout! Whether you're looking to take your first step onto the property ladder or secure a fantastic investment opportunity, this one ticks the boxes!"

- Tim, Valuer



A FANTASTIC OPPORTUNITY TO MAKE YOUR OWN

A well-proportioned three-bedroom semi-detached home, offering spacious and versatile accommodation throughout.

The property is presented in reasonable condition, providing a comfortable home ready to move into, whilst offering an excellent opportunity for a purchaser to add their own stamp and undertake some modernisation and cosmetic improvements over time. With plenty of potential to enhance and personalise, this property would make an ideal home for first-time buyers, growing families or those looking for a home they can make their own.





THE FINER DETAILS

The ground floor begins with an entrance porch, providing a useful space for coats, shoes and additional fitted storage.

This leads through into a spacious and welcoming living room, offering ample room for a range of furniture and creating a comfortable setting for relaxing with family. To the rear of the property is an open-plan kitchen/diner, providing a practical and sociable space for both everyday family life and entertaining, with plenty of potential for a purchaser to modernise and personalise to their own taste.

Moving upstairs, the first floor continues to impress with three well-proportioned bedrooms, all offering comfortable accommodation and flexibility to suit a variety of needs, whether used as bedrooms, a home office or additional hobby space. The accommodation is completed by a shower room and a separate WC, providing added convenience for busy households.

Externally, the property benefits from a front garden which is mainly laid to lawn, with a pathway running alongside the property and providing access through to the rear. The rear garden offers a generous outdoor space, featuring an expansive lawn which provides plenty of room for children to play, outdoor dining or simply enjoying the warmer months. Overall, the outside space offers excellent potential for buyers looking to create their ideal garden.







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LIFE IN SHIREBROOK

Shirebrook is a popular and well-established town in Derbyshire, offering a good range of local amenities and everyday conveniences.

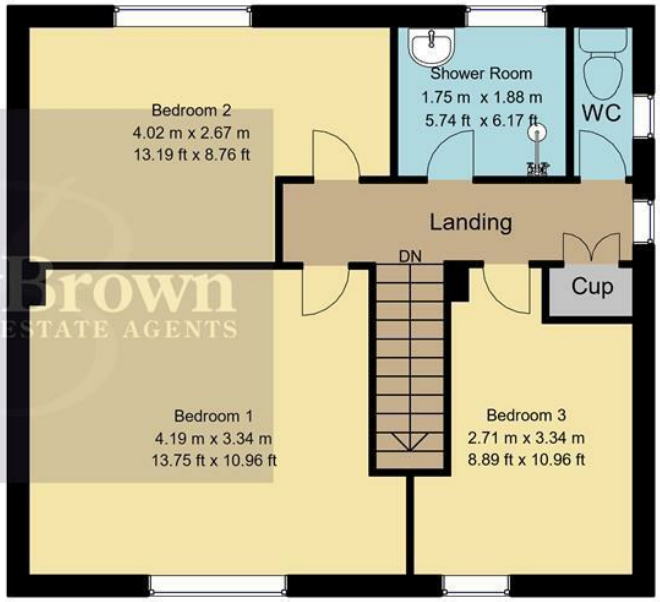
The town centre provides a selection of shops, supermarkets, cafés and traditional pubs, along with local schools, healthcare facilities and leisure amenities, making it a practical choice for families, first-time buyers and those looking to settle within a friendly community. There is also a good selection of nearby green spaces and countryside, offering opportunities for walking, cycling and enjoying the outdoors.

The town is also well positioned for commuters, with Shirebrook railway station providing connections along the Robin Hood Line, while the nearby road network offers convenient access to Mansfield, Worksop and the wider surrounding areas. For those who enjoy an active lifestyle, Shirebrook Leisure Centre offers a range of sporting and fitness facilities, including a gym, sports hall and outdoor activities. With its combination of local amenities, transport links and access to surrounding countryside, Shirebrook offers a convenient and well-connected place to call home.

Ground Floor
45sq.m/480.20sq.ft
Approx



First Floor
45sq.m/480.20sq.ft
Approx



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Key Features

Spacious living room with ample furniture space

Open-plan kitchen/diner with scope to modernise

Three well proportioned bedrooms

Separate shower room and wc

Generous rear garden with expansive lawn

Size approximately 960 sq.ft

EPC Rating D

Council tax band A

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