



Offers In The Region Of £165,000 Freehold

60 ALBERT STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8BH

BuckleyBrown
ESTATE AGENTS

COSY AND CONVENIENT!...

This delightful terraced house offers a perfect blend of comfort and convenience. The location is ideal for those seeking a friendly community atmosphere, with local shops, parks, and schools just a stone's throw away. The vibrant town of Mansfield is also within easy reach, providing a wealth of amenities and leisure activities for all ages.

As you step inside, you are greeted by a warm and inviting ground floor. The spacious living room is bathed in natural light, creating a welcoming space for relaxation or entertaining guests. The adjoining kitchen is practical and well-equipped, making meal preparation a joy. Additionally, the cellar offers valuable extra storage space, perfect for keeping your home tidy and organised.

Venturing upstairs, you will find a large bedroom and modern shower room. Moving up again you will find the second bedroom which offers a blank canvas to make your own.

Outside, the property features a quaint garden area, ideal for enjoying the fresh air or hosting summer barbecues.

Call our team today!





Living Room 12'10" x 11'8"

Spacious reception room with a feature fireplace, central heating radiator and a window to the front elevation.

Kitchen 9'9" x 8'8"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window to the rear.

Landing

Window to the rear and further access into;

Bedroom One 11'11" x 11'8"

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



Shower Room 7'0" x 6'8"

Modern shower room comprising of a hand wash basin, low flush WC, shower and a window to the rear elevation.

Bedroom Two 12'9" x 12'6"

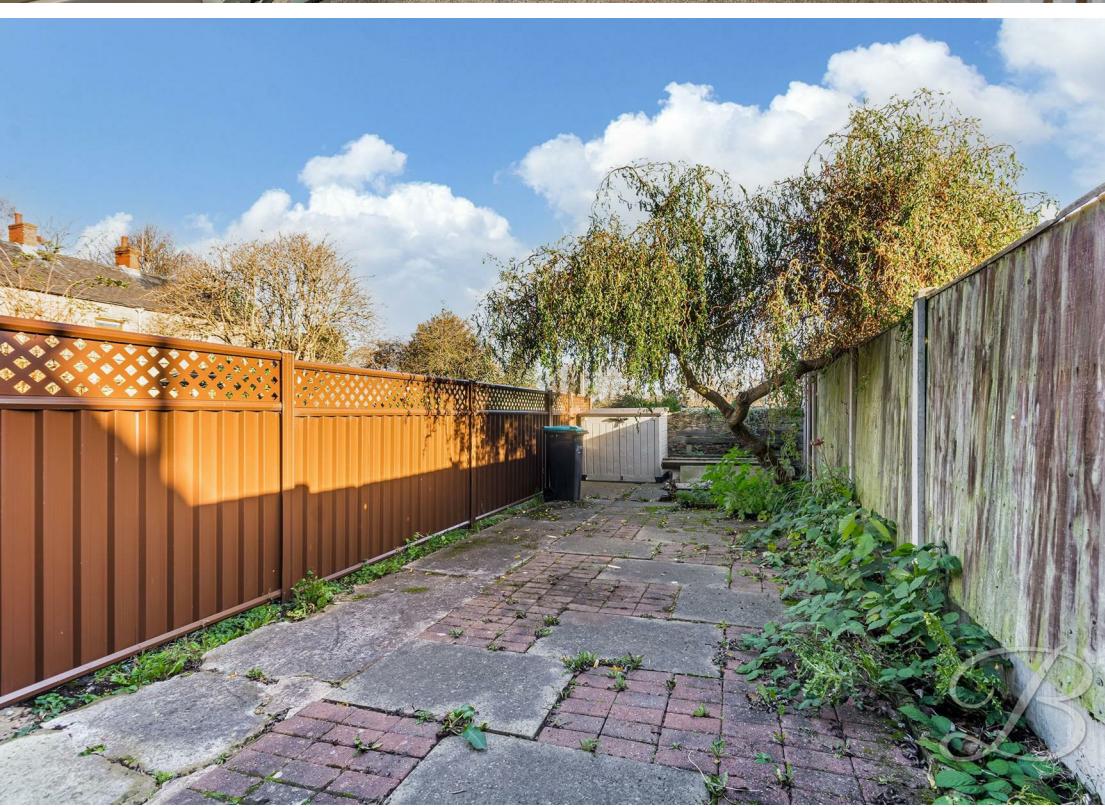
Carpeted flooring, central heating radiator and a window to the rear elevation.

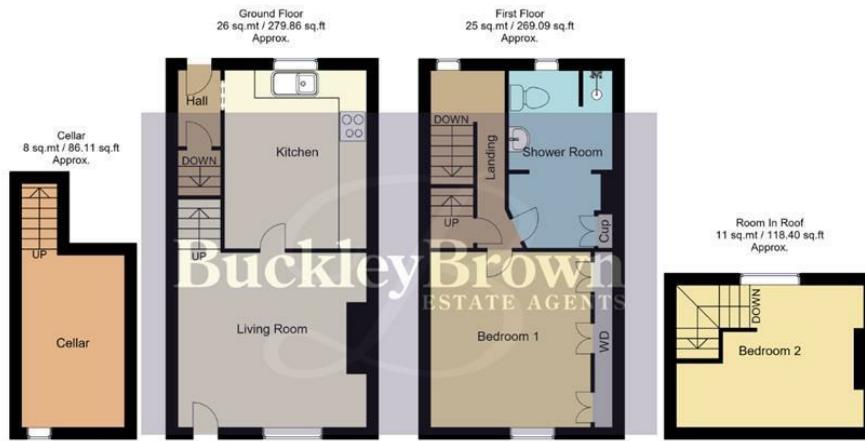
Cellar

Excellent storage space with a window to the front.

Outside

Low maintenance frontage with a gate giving access to the front door. The rear hosts a versatile patio space.





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		86
(81-91) B		
(69-80) C		
(55-68) D		59
(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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