

Limes Crescent
Shirebrook Mansfield

burchell edwards

Limes Crescent
Shirebrook Mansfield NG20 8QL

for sale
£150,000







Property Description

Situated on the popular Limes Crescent in Shirebrook, this well maintained three-bedroom semi-detached home is offered for sale with tenant in situ, making it a perfect investment!

The accommodation begins with an entrance hall leading through to a spacious dual-aspect living room, benefitting from double glazed windows to both the front and rear elevations, allowing plenty of natural light throughout. The kitchen/diner is fitted with a range of base units, an inset stainless-steel sink and drainer, breakfast bar, cooker hood and useful understairs pantry complete with power. A UPVC door provides access to the side of the property, while two brick-built outhouses to the rear offer additional storage.

To the first floor, the landing provides access to the loft space and a useful storage cupboard. There are three well-proportioned bedrooms, two overlooking the front aspect and a third to the rear. The family bathroom is fitted with a bath with shower over, wash hand basin and tiled splashbacks, while a separate WC adds further convenience for growing families.

Externally, the property benefits from a driveway providing off-road parking, enclosed front and rear gardens with fenced boundaries, lawns, paved pathways and gated side access. The rear garden enjoys a slabbed patio area and a secure fenced surround, creating an ideal outdoor space for relaxation and entertaining.

Early viewing is highly recommended!

Entrance Hall

Entered via a UPVC front door, the entrance hall features carpet flooring and a double glazed window to the front elevation, allowing natural light into the space.

Living Room

A bright dual-aspect reception room with double glazed windows to the front and rear elevations, vinyl flooring and two wall mounted radiators.

Kitchen / Diner

Fitted with a range of base mounted units incorporating an inset stainless steel sink and drainer. Benefits include tiled flooring, a breakfast bar, cooker hood and a useful understairs pantry with power. Double glazed window to the rear elevation and UPVC door to the side. Access to two rear outhouses.

Landing

With carpet flooring, access to the loft space, storage cupboard and a double glazed window to the side elevation.

Bedroom One

A generous double bedroom with carpet flooring, wall mounted radiator and double glazed window to the front elevation.

Bedroom Two

A well-proportioned bedroom featuring carpet flooring, wall mounted radiator and double glazed window to the front elevation.

Bedroom Three

With carpet flooring, wall mounted radiator and double glazed window overlooking the rear garden.

Bathroom

Comprising a ceramic wash hand basin and bath with shower over. Finished with tiled splashbacks, vinyl flooring, wall mounted radiator and double glazed opaque window to the rear elevation.

First Floor Wc
Fitted with a ceramic low-level WC, tiled splashbacks and vinyl flooring. Double glazed window to the side elevation.

Externals
The property enjoys a fenced boundary with a lawned garden and pathway leading to the side entrance and gated access to the rear. A driveway provides off-road parking.

An enclosed rear garden with fenced surround, lawn, slabbed patio seating area and secure locked gate providing side access.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







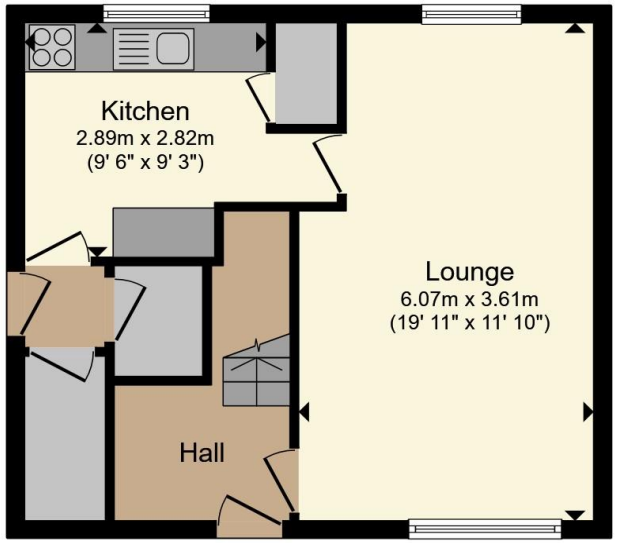




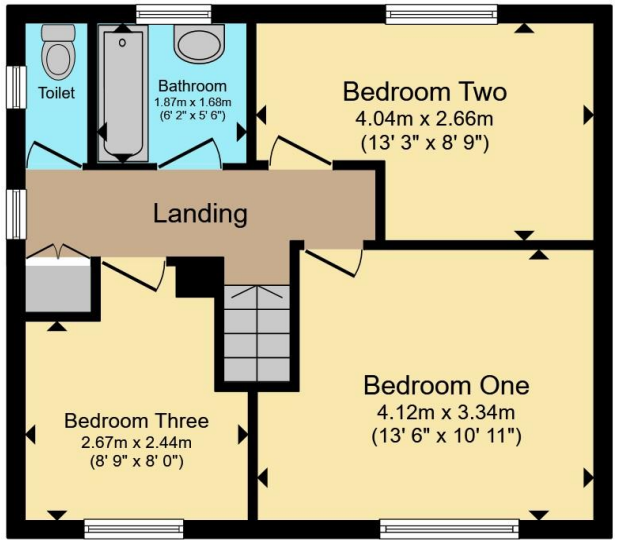








Ground Floor



First Floor

Total floor area 82.5 m² (888 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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