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£110,000

Sookholme Road, Shirebrook,  
Mansfield,



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

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"This three-bedroom end-terrace property is arranged over two floors and benefits from a small area of land. The property offers well proportioned accommodation suitable for family occupation. Its end-terrace position provides additional natural light and a degree of privacy compared to mid-terrace properties, enhancing its overall appeal."

Tim, Valuer



## HOME SWEET HOME

### *Opportunity for Modernisation and Improvement*

This is a three-bedroom end-terrace property arranged over two floors. The accommodation is of a basic layout and would benefit from modernisation throughout. Externally, the property includes a small area of land. Overall, it presents a good opportunity for a purchaser to update and add value.



## THE FINER DETAILS

### ***Three-Storey End-Terrace Offering Flexible Accommodation with Outdoor Space***

This end-terrace property is located in Shirebrook, a town offering a range of local amenities, schools, and transport links. The property provides convenient access to nearby towns and surrounding areas.

The ground floor comprises a lounge, dining room, kitchen, and bathroom. The layout offers practical living space, arranged in a traditional format.

To the first floor, there are two bedrooms. The second floor provides a further bedroom, offering flexible accommodation across three levels.

Externally, the property benefits from a small paved area to the front/side, along with a small area of attached land.





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## LIFE IN SHIREBROOK

*Shirebrook is a well-established former mining town located in the Bolsover district of Derbyshire, offering a practical and affordable residential setting with good access to nearby towns including Mansfield and Chesterfield.*

The town is conveniently positioned for commuters, with strong road links via the A60 and A38, and access to surrounding employment hubs and retail centres.

The town provides a range of everyday amenities, including supermarkets, local shops, schools and healthcare services. Shirebrook also benefits from its proximity to larger retail and leisure facilities at Shirebrook Retail Park and nearby Mansfield, ensuring a good level of convenience for residents.

Surrounded by open countryside and green space, Shirebrook offers access to a number of local walking routes and outdoor areas. The location provides a balance between town convenience and access to rural surroundings, making it suitable for a range of buyers seeking both practicality and outdoor leisure opportunities.





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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## Key Features

Three-storey end-terrace property

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Located in Shirebrook with good access to local amenities and transport links

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Lounge and separate dining room

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Kitchen and ground floor bathroom

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Two bedrooms on the first floor

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Additional bedroom on the second floor

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Council tax band- A

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EPC- D

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exceptional representation.

Let's Chat.

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