

£95,000

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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"A fantastic opportunity to secure a two-bedroom terraced home, offered vacant and ready for its next owner to make their mark."

- Courtney, Valuer



AN EXCELLENT OPPORTUNITY

A vacant two-bedroom terraced home offering a fantastic opportunity for buyers looking to create a home to their own taste.

With the property ready for someone to put their stamp on it, it could suit first-time buyers, investors or those looking for a project with plenty of potential. An exciting option for anyone seeking a property they can improve and make their own.



THE FINER DETAILS

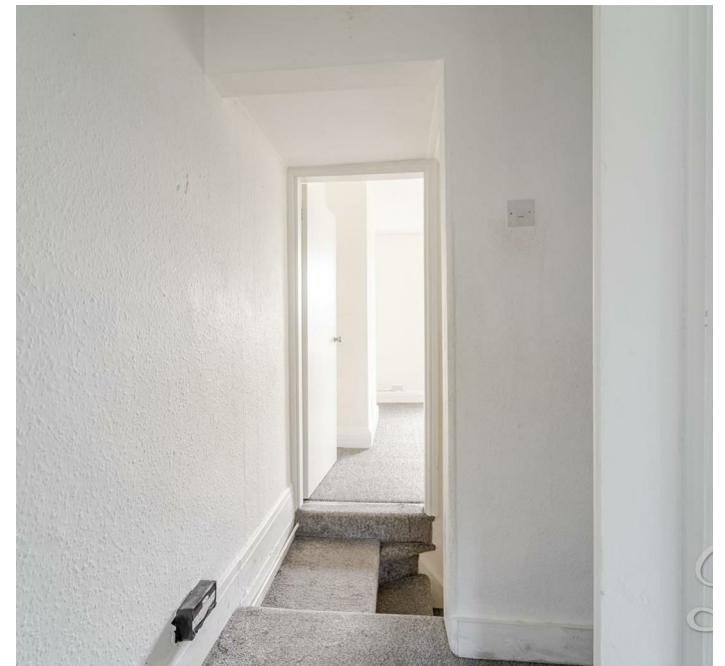
The ground floor offers two versatile reception rooms, providing the flexibility to use one as a comfortable living room and the other as a separate dining room or additional sitting space.

To the rear is a fully equipped kitchen with direct access into the garden, making the layout practical for everyday living.

The first floor provides two well-proportioned bedrooms, alongside a three-piece bathroom suite conveniently positioned off the landing. Continuing to the second floor, the property offers a spacious loft conversion, providing a private and comfortable flexible space away from the rest of the accommodation.

Outside, the enclosed rear garden features a low-maintenance artificial lawn, creating a practical outdoor space that can be enjoyed throughout the year with minimal upkeep.





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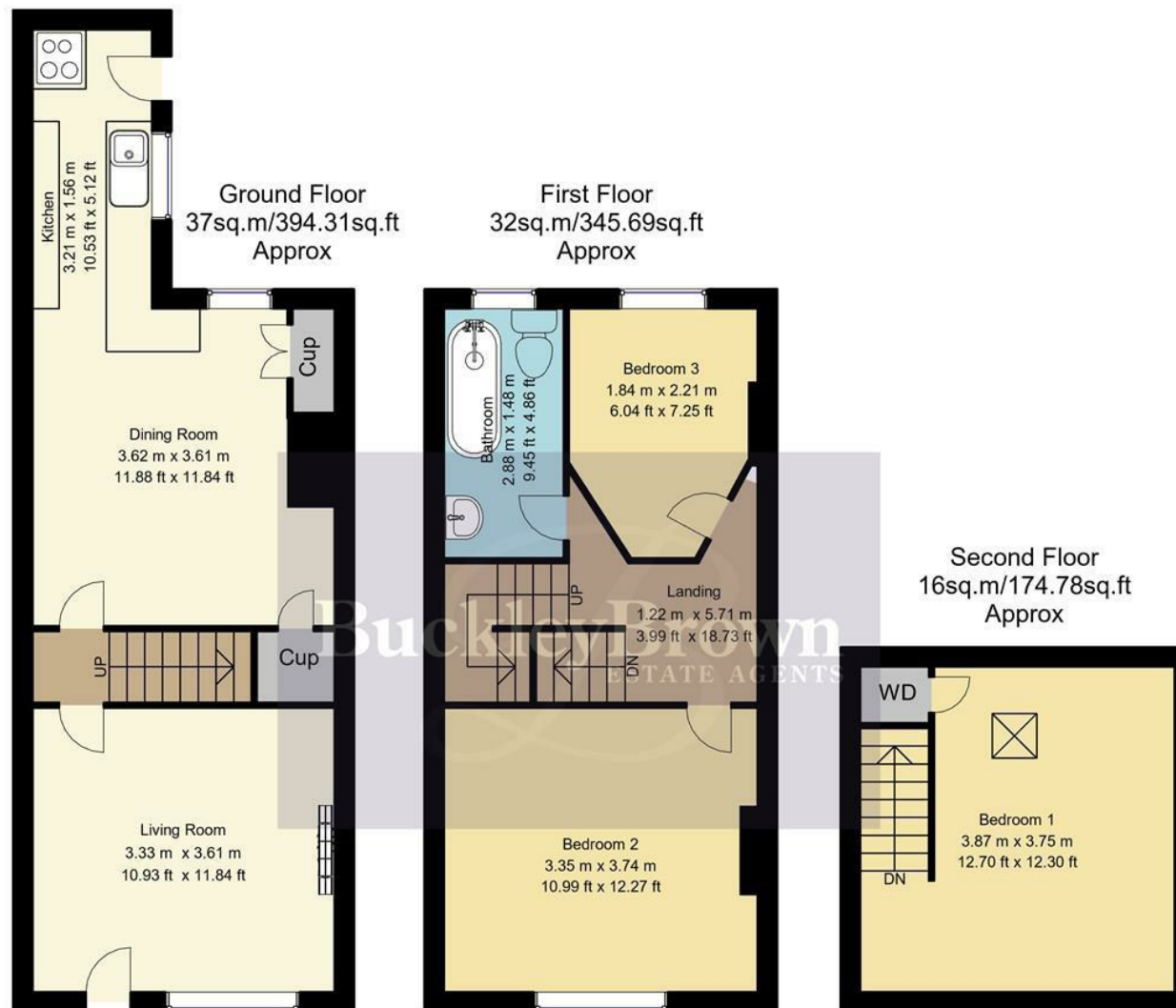
LIFE IN SHIREBROOK

Shirebrook is a well-established town with a good range of everyday amenities, including local shops, supermarkets, cafés and takeaways, making day-to-day living convenient.

There are also schools, parks and community facilities nearby, while larger towns such as Mansfield and Chesterfield are within easy reach for a wider choice of shopping, dining and leisure.

The area is well placed for commuters, with good road links connecting Shirebrook to Mansfield, Chesterfield and the surrounding Derbyshire and Nottinghamshire areas. There are also plenty of opportunities to enjoy the outdoors, with nearby countryside and walking routes offering a change of pace from the town centre, making Shirebrook a practical location for families, first-time buyers and investors alike.





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.

Key Features

Two bedroom terraced home

Two versatile reception rooms

Fully equipped kitchen with garden access

Loft room with velux window

Enclosed low maintenance rear garden

Size approximately 913 sq.ft

EPC Rating D

Council tax band A

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