



Offers Over £150,000 Freehold

39 MANSFIELD ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9JL

BuckleyBrown
ESTATE AGENTS

NO ONWARD CHAIN

GET ON THE PROPERTY LADDER!!! This three-bedroom, semi-detached property is located in the sought-after area of Mansfield Woodhouse. Positioned conveniently a short distance from schools and amenities, this would make the perfect first home for any growing family. Let's take a look inside...

Upon entry, you will be presented with a simple yet effective layout. Starting with the lovely living room which offers plenty of space for homely furnishings. Next door, you will find the kitchen which comes complete with a range of matching cabinetry and work surfaces with space for appliances. Further from here you will gain access to a handy porch, leading to the modern bathroom and back garden. This offers convenience for the whole family!

Like what you see so far? Let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to three well-sized bedrooms with neutral decor allowing you to add your own stamp.

Heading outside, you will be met with a private and spacious rear garden, perfect for hosting family bbq's or evening drinks.

Does this sound like the one for you? Call now to book a viewing!!





Hall

Entrance hallway with leading access to;

Living Room 15'0" x 11'11"

Spacious living room with a storage cupboard under the stairs and further access into the kitchen.

Kitchen 11'0" x 10'0"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and dual aspect windows to the side and rear elevation. Further space and plumbing for a washing machine/tumble dryer. Additional access to the porch.

Porch

Access to the bathroom and the rear via an external door.

Bathroom

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower for added convenience. Window to the rear elevation.

Landing

Leading access into;

Bedroom One 14'6" x 11'7"

Carpeted flooring, central heating radiator, built in cupboards and a window to the front elevation.

Bedroom Two 9'5" x 10'9"

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

Bedroom Three 8'7" x 7'3"

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

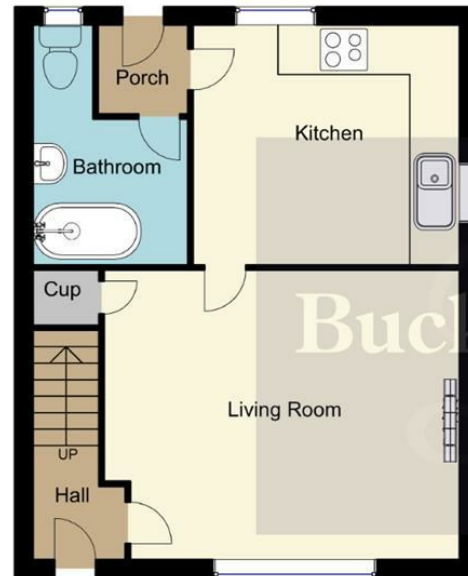


Outside

Low maintenance frontage with a lawn, wall front and a pathway leading up to the front door. additional access to the side and rear of the property via a side gate. To the rear you will find a well established garden with an extensive lawn and fence surround.



Ground Floor
39 sq.m/ 417.87 sq.ft
Approx.



First Floor
39 sq.m/ 417.87 sq.ft
Approx.



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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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