



**96 Vale Drive**  
**Shirebrook, Nottinghamshire NG20 8RQ**  
**£105,000**

- A GENUINE, THREE BEDROOMED TERRACED PROPERTY, HAVING NO UPWARD CHAIN
- INCLUDING GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING
- REAR ENTRANCE AREA, LEADING TO THE GROUND FLOOR BATHROOM (WHITE SUITE)
- OUTSIDE, THERE IS A LONG FRONT GARDEN, WHICH PROVIDES OFF STREET PARKING
- LOCAL AMENITIES ARE AVAILABLE WITHIN SHIREBROOK AND NEARBY MANSFIELD
- PREVIOUSLY RENTED OUT AND ACHIEVING £750PCM (GROSS RETURN OF 7.8%)
- TWO SEPARATE RECEPTION ROOMS AND FITTED KITCHEN WITH MODERN UNITS
- TO THE FIRST FLOOR ARE TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- THERE IS A YARD AREA TO THE REAR AND A COMMUNAL OPEN SPACE BEYOND THIS
- EXCELLENT TRANSPORT LINKS TO JUNCTIONS 29 AND 29A OF THE M1 MOTORWAY

### Viewing

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

### Directions

From Mansfield, head onto Chesterfield Road South, which then becomes Chesterfield Road North. At the large island in Pleasley, take the fourth exit onto Common Lane. At the bottom of here, turn right onto Main Street. Turn right onto Central Drive, then left onto Acreage Lane. Finally, turn right onto Vale Drive.

### Lounge

**11'0 x 10'0 (3.35m x 3.05m)**

UPVC front door and window. Radiator. Stairs rising to the first floor.



### Dining room

**12'8 x 11'6 (3.86m x 3.51m)**

Under stair cupboard. Radiator. UPVC rear aspect.



### Kitchen

**8'7 x 6'7 (2.62m x 2.01m)**

Modern base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Space for cooker, washing machine and fridge/freezer (appliance not provided).



### Rear entrance area

UPVC back door. Access to the bathroom.

### Bathroom

Three-piece white suite comprising panelled bath, wash hand basin and WC. Tiled surrounds, radiator and two UPVC windows.



### First Floor

### Landing

### Bedroom 1

**11'0 x 9'8 (3.35m x 2.95m)**

UPVC double glazed front elevation, radiator and built in cupboard.



### Bedroom 2

**11'5 x 9'8 (3.48m x 2.95m)**

Built in cupboard, radiator and UPVC rear elevation.



### Bedroom 3

**8'6 x 6'8 (2.59m x 2.03m)**

Wall mounted combination boiler, radiator and UPVC rear elevation.



### Outside

There is a relatively front garden to the property,

which also provided for car standing. To the rear, there is a yard and then a service road for Vale Drive.



The property is in council tax band A (Bolsover District Council).

### FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5877/09.4.2026

