



£165,000

21 MIDDLETON ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8NF

**BuckleyBrown**  
ESTATE AGENTS

## A GREAT OPPORTUNITY!!...

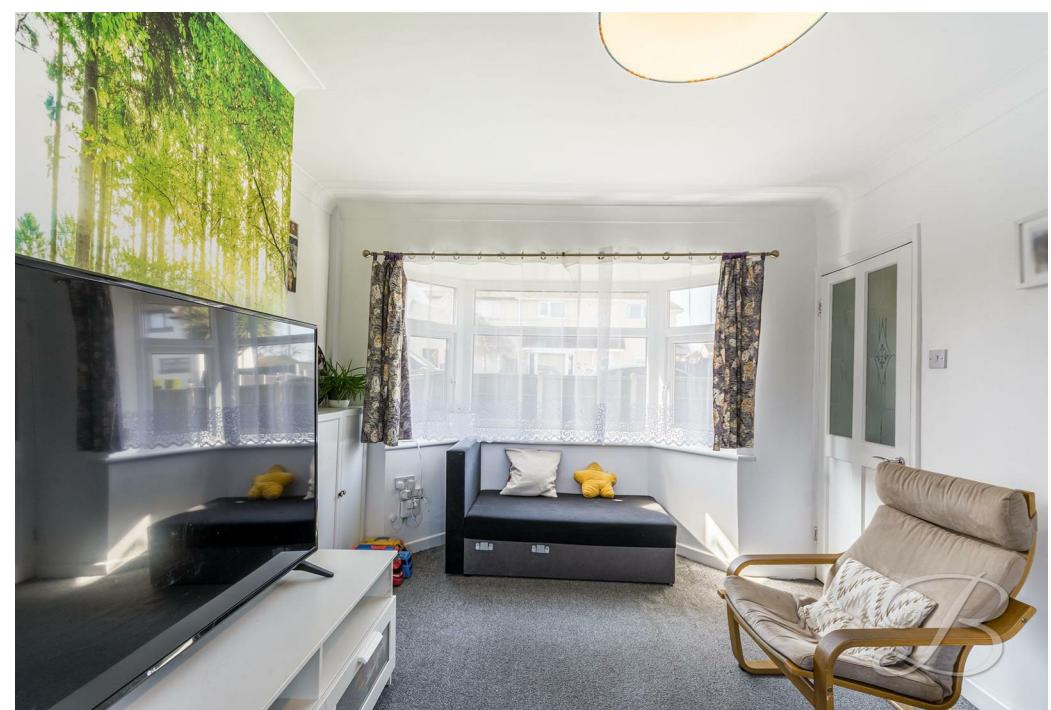
We welcome you to this beautifully presented two bedroom property, located in the heart of Mansfield, Woodhouse, nearby a range of local amenities including shops, schools and transport links. The property offers a neutral decor throughout, providing a perfect blank canvas for you to add your own personal touch. Lets take a look inside...

As you enter, the ground floor boasts a spacious and modern kitchen/diner, which is perfect for family meals and entertaining. The kitchen is well-equipped with ample storage and worktop space, and the dining area offers ample space for a dining table and chairs. French doors lead directly to the rear garden, offering a seamless connection between the two spaces. The living room is equally inviting, featuring a large bay window that adds character and floods the room with natural light, creating a bright and airy atmosphere to relax and unwind.

Upstairs, you'll find two generously sized bedrooms, both of which offer ample space to add your own homely furnishings. Just off the landing, you will find the bathroom which comprises of a modern three piece suite.

Externally, the front of the property offers a gated driveway, providing off-road parking and a neatly laid lawn that enhances the property's kerb appeal. The rear garden is a real highlight, offering a laid lawn which is perfect for those outdoor activities. Surrounding fences provide privacy, and the decked seating area is ideal for outdoor dining, BBQs, or simply relaxing in the sunshine.

Call today to arrange a viewing!!!





#### Entrance Hall

Complete with stylish tiled flooring, stairs rising to first floor and doors providing access into;

**Kitchen/ Dining Room 12'0" x 14'4"**  
Complete with a matching range of cabinetry with ample worktop surfaces. It features an inset sink and drainer, integrated oven, electric hob with hood over and space for appliances. The room doubles as a dining room with ample space for your dining furniture. With a built in storage cupboard, a window to the front elevation and double doors, providing access onto the garden.

#### Living Room 10'8" x 14'4"

With carpeted flooring, central heating radiator, bay window to front elevation and double doors, providing access onto the garden.

#### Landing

With surrounding doors providing access into;

#### Bedroom One 10'8" x 14'4"

Complete with carpeted flooring, central heating radiator and windows to the front and rear elevation.



#### Bedroom Two 8'7" x 12'1"

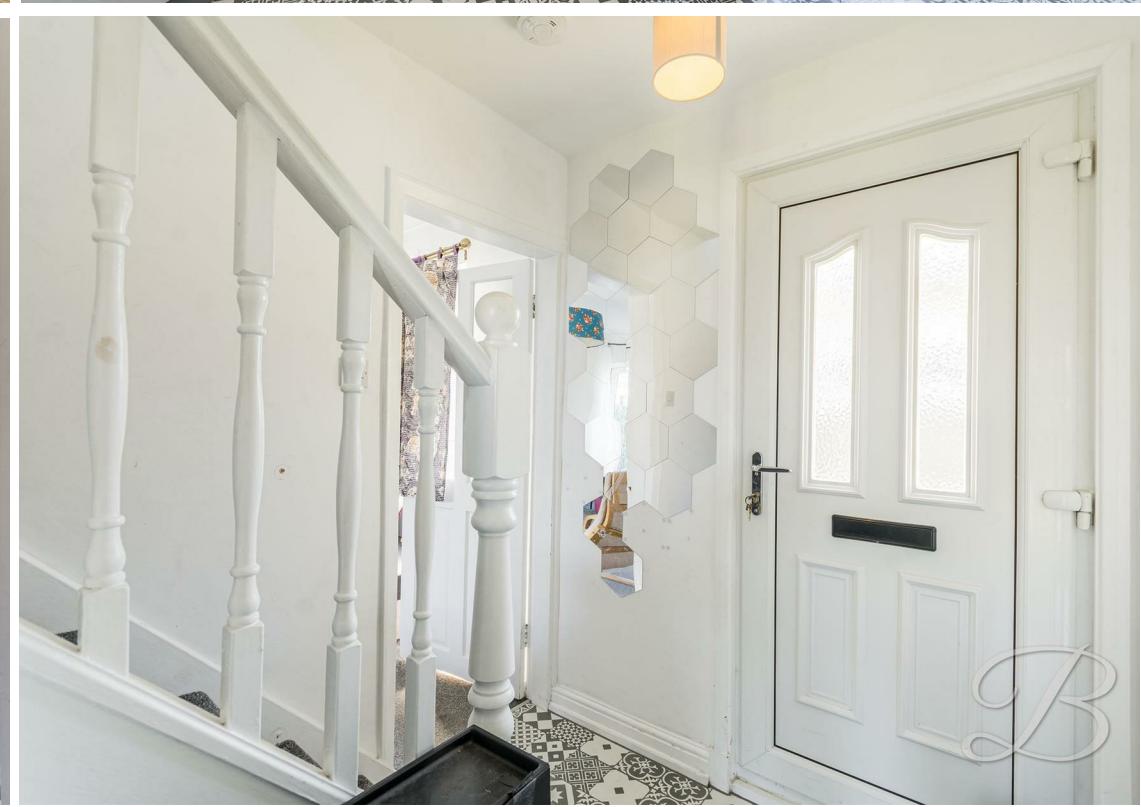
Complete with carpeted flooring, a built in storage cupboard, central heating radiator and a window to the front elevation.

#### Bathroom 5'9" x 7'2"

Complete with a three piece suite including a bath, low flush WC and hand wash basin.

#### Outside

The front of the property hosts a gated driveway and a laid lawn, creating great kerb appeal! The rear garden offers a laid lawn, surrounding fences and a decked seating area.



Ground Floor  
40 Sq.m / 431.80 Sq.ft  
Approx



First Floor  
37 Sq.m / 402.80 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. 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		85
(81-80) B		
(69-60) C		
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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NOTTINGHAMSHIRE  
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