



### 3 Breckbank

Forest Town, Nottinghamshire NG19 0PZ

Offers In Excess Of £150,000

- TWO BEDROOM SEMI-DETACHED HOUSE
- UPVC DOUBLE GLAZING
- TWO BEDROOMS AND BATHROOM
- LONG DRIVEWAY FOR UP TO FOUR CARS
- GOOD LINKS TO A614 AND LOCAL AMENITIES
- GAS CENTRAL HEATING
- LOUNGE AND DINING KITCHEN
- DETACHED GARAGE
- IDEAL FAMILY HOME
- CONVENIENTLY LOCATED NEAR TO A NUMBER OF SCHOOLS

## 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 St Peter's Way, proceed in a northerly direction and turn right onto Bath Lane (B6033) which becomes Ravensdale Road and at the traffic island take the first exit onto Barringer Road where the property is on the left hand side, clearly identified by our "For Sale" board.

## ACCOMMODATION COMPRISES

A part opaque glazed UPVC door leads to:

### ENTRANCE LOBBY

Having a wooden floor and under stair storage and providing access to all ground floor rooms.

### LOUNGE

**14'8" x 12'0" (4.48m x 3.68m)**

Fitted carpet, radiator, UPVC window to front elevation, stairs off to first floor and a gas fire (disconnected) within a wooden and marble fire surround.

### DINING KITCHEN

**12'0" x 8'9" (3.68m x 2.68m)**

A range of wall and base units with marble effect roll edge worktops, stainless steel sink and drainer, free standing electric cooker, plumbing for washing machine, laminate flooring, part opaque glazed UPVC door giving access to the rear garden, radiator, wall mounted boiler and UPVC double glazed window to rear garden.



## FIRST FLOOR

### LANDING

UPVC double glazed window to side elevation, access to loft via loft ladder.

## BEDROOM ONE

**12'0" x 8'9" (3.66m x 2.69m)**

Fitted carpet, radiator and UPVC double glazed window overlooking the rear garden.



## BEDROOM TWO

**12'0" (to rear of wardrobe) x 8'0" (3.67m (to rear of wardrobe) x 2.46m)**

Radiator, fitted carpet, UPVC double glazed window to front elevation.



## BATHROOM

**8'7" x 4'6" (2.63m x 1.39m)**

Having a white 3 piece suite comprising a bath with electric shower over, sink and pedestal, W/C, radiator, vinyl flooring, tiled walls, spotlights, extractor fan, and built-in storage cupboard housing the hot water cylinder.



## **OUTSIDE**

To the front is laid to lawn with a long driveway giving off-street parking for up to 4 cars and providing access to the detached garage.

To the rear is the enclosed garden having a paved seating area and down to a lawn with planting borders.

The detached concrete sectional garage has an up-and-over door to the front with a pedestrian door to the side and benefits from light and power.



Council Tax Band: A (Mansfield 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. MA5857/05.02.2026

