



**99 Recreation Road
Mansfield, NG20 8LS**

£125,000

- A THREE BEDROOMED SEMI-DETACHED PROPERTY, WITH VACANT POSSESSION
- INCLUDES GAS HEATING (CONDITION UNKNOWN) AND DOUBLE-GLAZED UNITS
- BREAKFAST KITCHEN, PROVIDING ACCESS TO A REAR PORCH/UTILITY ROOM
- BATHROOM WITH P-SHAPED SHOWER BATH, WASH HAND BASIN AND WC
- THERE IS AN ENCLOSED REAR GARDEN AND A RANGE OF OUTBUILDINGS
- REQUIRING A GENERAL COURSE OF UPGRADING AND IMPROVEMENT WORKS
- ENTRANCE AREA, LEADING TO THE LOUNGE, HAVING BRICK FIREPLACE AND PLINTH
- TO THE FIRST FLOOR ARE TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- THE PROPERTY IS IN A CUL-DE-SAC AND HAS CAR STANDING TO THE FRONT
- SHIREBROOK AFFORDS GOOD TRANSPORT LINKS TO JUNCTION 29 OF THE M1

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield proceed onto Chesterfield Road South, which then becomes Chesterfield Road North. At Pleasley roundabout, take the 4th exit onto Common Lane. At the end of here, turn right onto main Street and then left onto The Rocklands. Turn right onto Carter Lane, left onto Park Road and right onto Recreation Road.

ACCOMMODATION COMPRISSES

ENTRANCE AREA

UPVC front door, radiator and stairs to the first floor.

LOUNGE

17' x 10'4 (5.18m x 3.15m)

Aluminium double- glazed rear aspect. Radiator. Brick fireplace and plinth, with tiled hearth.

BREAKFAST KITCHEN

20'2 x 9'2 (6.15m x 2.79m)

Having base and eye level units, work tops and sink unit with single drainer. Living flame gas fire with back boiler (condition unknown). Under stair storage with electric meter and fuses. Aluminium double-glazed front and side windows. Radiator. Patio doors through to:

REAR PORCH/UTILITY

8'8 x 5'8 (2.64m x 1.73m)

FIRST FLOOR

LANDING

Aluminium double-glazed elevation, cupboard housing the hot water tank and access to the loft space.

BEDROOM ONE

12' x 11' (3.66m x 3.35m)

Radiator. Aluminium double-glazed rear elevation.



BEDROOM TWO

11'7 x 9'2 (3.53m x 2.79m)

Radiator. Aluminium double-glazed rear elevation.



BEDROOM THREE

9' x 9' overall (2.74m x 2.74m overall)

Aluminium double-glazed side aspect. Radiator.



BATHROOM

P-shaped shower bath, wash hand basin in vanity unit and WC. Upright radiator, aluminium double-glazed windows and mermaid panelling to the walls.

OUTSIDE

There is an open plan frontage to the property, which provides car standing. There is an enclosed rear garden, with grassed area and sheds.

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. MA5855/24.01.26

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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