



Offers Over £135,000

56 BOLSOVER STREET | | MANSFIELD | NG18 2PT

**BuckleyBrown**  
ESTATE AGENTS



## A GREAT OPPORTUNITY!!...

This semi-detached three-bedroom property offers a spacious and inviting living space with a neutral colour palette throughout, making it easy to adapt to suit individual tastes. This property is located in the highly sought after area of Mansfield, providing easy access to local shops, schools, and transport links, making it a perfect home for those seeking both convenience and comfort. Lets take a look inside...

The ground floor of this property offers a well-designed layout, featuring a spacious living room, dining room, and a modern kitchen. The kitchen is fitted with matching cabinetry and generous worktop space, including an inset sink and drainer, as well as an integrated oven and electric hob. The kitchen is a great area to practise your culinary skills! Moving on from here you will find the dining room which provides ample space for a dining table and chairs, making it ideal for family meals or entertaining. The living room is bright and airy, offering a welcoming atmosphere with a flood of natural light, this room is perfect for relaxing in the evenings!

Heading upstairs you will be greeted with three generously sized bedrooms and the bathroom. The bathroom is fitted with a modern three-piece suite, including a bath with an overhead shower, providing both convenience and style. The bedrooms are versatile and spacious, offering comfortable living spaces that can be easily adapted to suit a variety of needs.

The exterior of the property features a well-maintained garden, primarily laid to lawn, providing a spacious outdoor area for relaxation or outdoor activities. The garden is enclosed by surrounding fences, offering privacy and security.

Call today to book a viewing!!





#### Living Room 11'10" x 11'3"

With carpeted flooring, central heating radiator and a window the the front elevation.

#### Dining Room 11'10" x 15'5"

With carpeted flooring, central heating radiator, this room offers ample space for a dining table and chairs.

#### Kitchen 6'10" x 12'4"

The kitchen is complete with a range of high gloss cabinetry with ample worktop space wand an inset sink and drainer. It also features an integrated oven and an electric hob with hood over. Window and door to side elevation.

#### Landing

Doors provide access into;

#### Bedroom One 12'0" x 11'4"

With carpeted flooring, central heating radiator and window to front elevation.

#### Bedroom Two 9'0" x 7'9"

With carpeted flooring, central heating radiator and window to rear elevation.

#### Bedroom Three 7'1" x 12'0"

With carpeted flooring, central heating radiator and window to rear elevation.



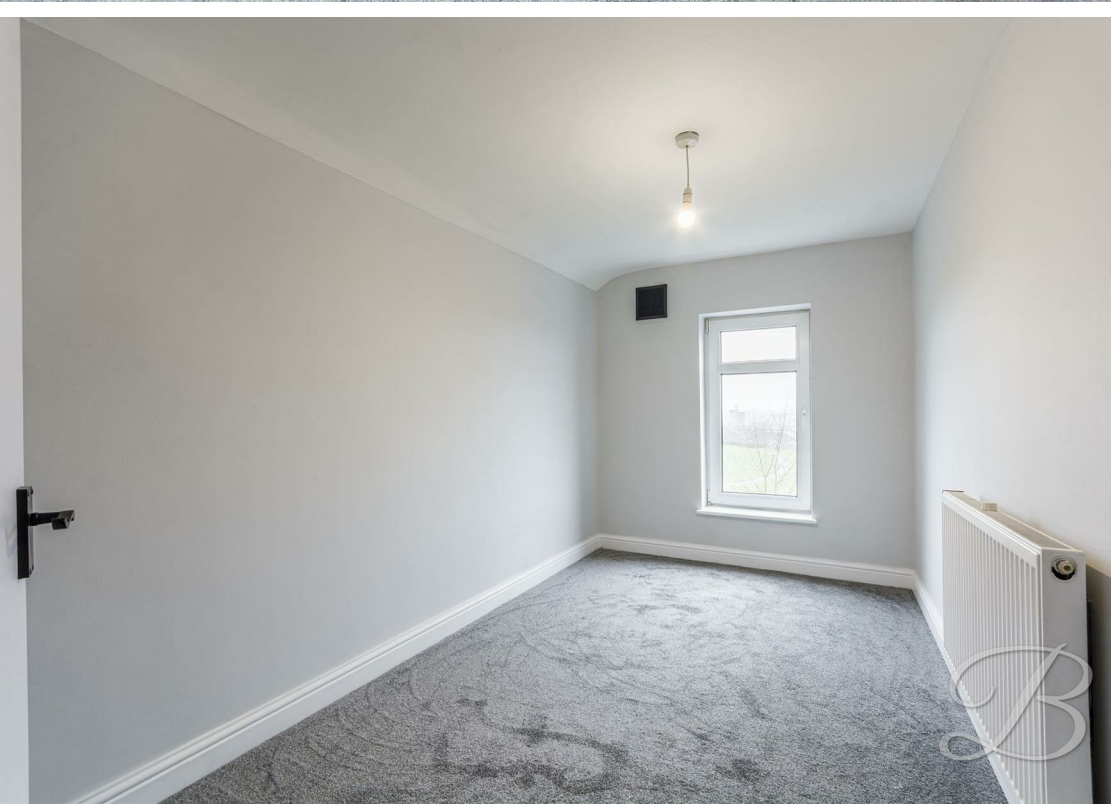
#### Bathroom 9'0" x 5'9"

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

#### Outside

The outside of the property comprises of mostly laid lawn with surrounding fences, providing that extra privacy.







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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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