



Offers Over £167,000 Freehold

7 ALLCROFT STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8BJ

**BuckleyBrown**  
ESTATE AGENTS

COME ON OVER!... Positioned within Mansfield Woodhouse, this semi-detached house offers a delightful blend of comfort and convenience to suit the whole family. The location is ideal for those seeking a peaceful neighbourhood while still being close to local amenities, schools, and transport links, making it perfect for families and professionals alike. Let's take a look inside...

Upon entering the property, you are welcomed into a spacious open plan reception room that serves as the heart of the home. This inviting space offers both a living and dining area perfect for relaxation and entertaining guests. The ground floor also features a well-appointed kitchen, which provides ample storage and workspace, making it a joy for any home cook to prepare meals.

Moving upstairs, you will find two generously sized bedrooms, both offering a blank canvas to make your own. Additionally, the bathroom is conveniently located on this floor, featuring modern fixtures and fittings to cater to your daily needs.

Outside, the property boasts a lovely gravel area, perfect for enjoying the fresh air. Overall, this semi-detached house on Allcroft Street presents an excellent opportunity for those looking to settle in a welcoming community.

Call now to book your viewing!





**Hall**  
Entrance hallway giving access into;

**Living Room 12'2" x 10'11"**  
Carpeted reception area, central heating radiator and a bay window to the front elevation.

**Dining Room 12'2" x 12'0"**  
Carpeted reception area, central heating radiator and a window to the rear elevation.

**Kitchen 9'3" x 13'5"**  
Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Additional space and plumbing for a washing machine/tumble dryer. Fitted with a window and external door to the side elevation.

**Landing**  
Fitted cupboard and leading access into;

**Bedroom One 15'5" x 10'11"**  
Laminate flooring, central heating radiator and a window to the front elevation.

**Bedroom Two 9'7" x 12'2"**  
Carpeted flooring, central heating radiator and a window to the rear elevation.

**Bathroom 9'3" x 13'5"**  
Large family bathroom comprising of a hand wash basin, low flush WC, bath and a separate shower. Window to the rear elevation.

**Outside**  
Low maintenance frontage with brick walling and a path leading up to the front door. The rear offers a well kept gravel area and fence surround.





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. Specially 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>                          |  |                         | 82        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 69                      |           |
| (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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