



Offers Over £140,000 Freehold

24 BERESFORD STREET | | MANSFIELD | NG18 2PH

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ESTATE AGENTS

## A GREAT OPPORTUNITY!...

Located in the well-established and sought-after area of Mansfield, this superb two-bedroom semi-detached property offers modern, stylish living with the added benefit of being move-in ready. Ideal for first-time buyers, couples, young families, or downsizers, the home is perfectly positioned within easy reach of local shops, schools, parks, and excellent transport links.

The property has been thoughtfully updated throughout and boasts a full electrical rewire, newly installed radiators, and a completely renovated bathroom. From the moment you step inside, the sense of quality and comfort is immediately clear.

The ground floor begins with a welcoming living room, featuring a striking fireplace that adds character and warmth to the space. This leads seamlessly into a generous dining room, perfect for entertaining or enjoying family meals. To the rear, the kitchen is well-fitted with ample cupboard space and offers a practical layout that's ready for everyday cooking or hosting guests.

Upstairs, the home continues to impress with two spacious bedrooms offering plenty of natural light and flexibility. The newly fitted bathroom is both sleek and modern, designed with neutral tones and high-quality fittings. In addition, there is a versatile third room which could be used as a home office, nursery, dressing room, or even an occasional guest room—ideal for adapting to your personal lifestyle needs.

Externally, the front of the property features a neat and low-maintenance garden area that enhances the overall kerb appeal. To the rear, a private and secure garden provides a relaxing outdoor space, with a paved patio seating area ideal for summer evenings and surrounding fencing for privacy.

Call today to view!!!





### Living Room 12'4" x 11'2"

With laminate flooring, feature fireplace and a bay window to the front elevation.

### Dining Room 12'4" x 12'2"

With laminate flooring, built in under stairs storage and a window to the rear elevation.

### Kitchen 7'1" x 13'7"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level oven, electric hob with hood over and space for appliances. With windows and a door to the side elevation.

### Landing

With access into;

### Bedroom One 12'4" x 11'3"

With carpeted flooring and a window to the front elevation.

### Bedroom Two 9'3" x 12'3"

With carpeted flooring and a window to the rear elevation.

### Office 7'1" x 6'4"

With laminate flooring and a window to the rear elevation.

### Shower Room 7'1" x 6'9"

Complete with a three piece suite including a shower, low flush WC and hand wash basin. With a window to the side elevation.

### Outside

Low maintenance frontage. The rear garden offers a patio seating area, laid lawn and surrounding fencing. The garden also benefits from a coal shed.







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

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