



£160,000

South Avenue, Shirebrook, Mansfield,



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is carefully presented, so you can explore
with clarity and confidence.

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"A newly refurbished home offering off-street parking and a generous garden — ideal for first-time buyers or investors."

Jasmine, Valuer.



A FRESH START WITH PLENTY OF POTENTIAL

A newly refurbished three-bedroom home offering a fantastic opportunity to create a home of your own or add a promising property to your portfolio.

With a separate kitchen, spacious living/dining room, downstairs bathroom, off-street parking and a generous rear garden.



THE FINER DETAILS

This three-bedroom home in Shirebrook offers a fantastic blank canvas for anyone looking to step onto the property ladder or expand a rental portfolio.

Having recently undergone refurbishment, the property is ready for its next chapter, with generous accommodation across two floors, a separate kitchen, downstairs bathroom, off-street parking and an impressive garden plot. With plenty of scope to add your own style and make the most of the space, this is a property that offers both practicality and potential.

The entrance hall leads into the spacious living room, which provides ample room for both comfortable seating and a dining area. The separate kitchen sits towards the rear of the property, creating a practical layout with the added benefit of a downstairs bathroom.

Upstairs are three bedrooms, including a particularly generous main bedroom, alongside two further bedrooms offering flexibility for family members, guests, a home office or dressing space. The layout provides plenty of scope to tailor the rooms to suit individual needs.

The property occupies a generous plot with off-street parking to the front and a sizeable rear garden, offering plenty of outdoor space and exciting potential. Whether you're looking to create a family-friendly garden, entertaining area or simply enjoy having more space outside, there is plenty to work with here.





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Life in

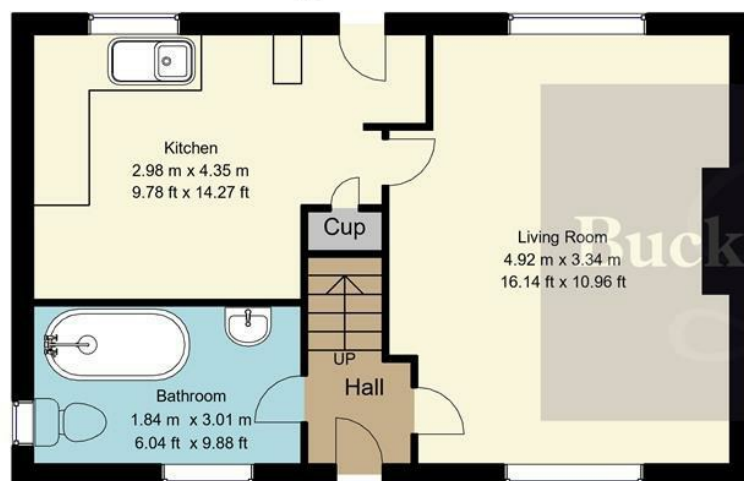
Shirebrook is a well-established town offering a convenient range of everyday amenities, including local shops, supermarkets, cafés, takeaways and other essential services.

The town also benefits from leisure facilities and green spaces, making it a practical location for day-to-day living.

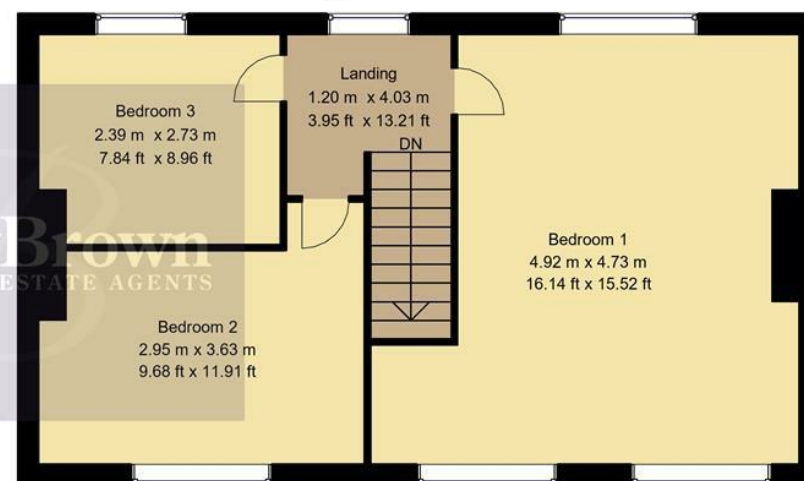
For commuters, Shirebrook is well placed for access to the surrounding towns and villages, with road links providing connections towards Mansfield, Chesterfield and Nottingham. Mansfield is also within easy reach for a wider choice of shopping, restaurants, leisure facilities and schools, while the surrounding countryside provides plenty of opportunities to enjoy the outdoors.



Ground Floor
40sq.m/428.58sq.ft
Approx



First Floor
43sq.m/465.47sq.ft
Approx



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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Key Features

Newly refurbished throughout

Three-bedroom accommodation

Spacious living and dining area

Separate fitted kitchen

Downstairs bathroom

Off-street parking

Generous garden and plot with plenty of potential

Approximate Size

893 Sq. ft

Energy Performance Certificate

Rating C

Council Tax Band

A

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