



£70,000

20 RIDGEWAY LANE | WARSOP | MANSFIELD | NG20 0NP

**BuckleyBrown**  
ESTATE AGENTS



AN EXCITING PROJECT WITH HUGE POTENTIAL. Located on Ridgeway Lane in Warsop, Mansfield, this end town house presents an excellent opportunity for buyers looking for a property with plenty of potential. Set within a popular residential area, the home is conveniently positioned close to local amenities, schools, and transport links.

The accommodation comprises a bright living room and a separate dining area on the ground floor, along with a kitchen offering scope for modernisation. A ground-floor bathroom and rear porch add to the practicality of the layout. While the property would benefit from refurbishment throughout, it provides a solid foundation for those wishing to personalise and add value.

To the first floor are three well-sized bedrooms, each offering flexible living space suitable for family life, home working, or guest accommodation.

Outside, the property benefits from off-street parking to the front. The rear garden offers further potential to create an attractive outdoor space. Overall, this is an ideal project for buyers seeking a home they can update and transform to suit their own tastes in a convenient and established location.





#### **Living Room 11'0" x 11'11"**

Spacious living room with central heating radiator and electric fireplace, handy cupboard and window to the front elevation.

#### **Dining Room 11'0" x 12'2"**

A spacious dining room with the potential to become the true heart of the home. The room features an attractive brick feature wall with an electric fireplace, creating a cosy focal point, along with a central heating radiator for year-round comfort.

#### **Kitchen 6'5" x 11'7"**

Matching cabinets provide ample worktop space, complemented by an integrated oven and inset sink. There is additional space for appliances, while a window to the side elevation allows for natural light.

#### **WC 2'11" x 5'4"**

Low flush WC.

#### **Bathroom 6'5" x 7'5"**

Two piece suite with bath and hand wash basin.

#### **Porch**

Porch to the rear with a door to the garden.

#### **Landing**

Landing to the first floor.

#### **Bedroom One 12'0" x 11'1"**

A spacious master bedroom featuring a built-in wardrobe, a central heating radiator for comfort, and a window to the front elevation providing plenty of natural light.

#### **Bedroom Two 8'10" x 12'5"**

A spacious bedroom featuring a built-in



wardrobe, a central heating radiator for comfort, and a window to the rear elevation providing plenty of natural light.

#### **Bedroom Three 6'4" x 11'5"**

A spacious bedroom featuring a built-in wardrobe, a central heating radiator for comfort, and a window to the front elevation providing plenty of natural light.

#### **Outside**

Off-street parking is available to the front elevation. To the rear, the garden features a patio area and a lawn, offering plenty of potential for outdoor living and landscaping.







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>		
(81-91) <b>B</b>		
(69-80) <b>C</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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