



Offers Over £165,000 Freehold

6 VALLEY ROAD | SHIREBROOK | MANSFIELD | NG20 8LL





## CONVENIENT FAMILY HOME!

Located on Valley Road in Shirebrook, Mansfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. The location is ideal for families and professionals alike, with local amenities, schools, and parks just a stone's throw away, making it a wonderful place to call home.

The ground floor features a spacious living room, perfect for relaxing with family or entertaining friends. Adjacent to this, you will find a well-appointed kitchen that boasts ample storage and workspace, making meal preparation a joy. Not to mention this open plan layout provides ample space for your desired furnishings.

Venturing upstairs, you will discover three generously sized bedrooms, each offering a blank canvas to make your own. Just off the landing you will find a modern bathroom and a separate WC for added convenience.

Outside, the property boasts a charming garden that provides a perfect escape for outdoor activities or simply enjoying the fresh air. The garden is easily maintainable, allowing you to spend more time relaxing and less time on upkeep. Additionally, there is off-street parking available, ensuring convenience for you and your guests.

Call now to arrange a viewing!





**Hall**  
 Carpeted hallway on entrance.

**Living Room 12'7" x 16'7"**  
 Living room with laminate flooring, central heating radiator and window to the rear elevation.

**Kitchen/Dining Room 9'4" x 20'3"**  
 Kitchen area with matching cabinets, inset sink with drainer and integrated appliances. Space for more appliances and triple aspect windows to the side and rear elevation. Additional space for your desired dining furniture.

**Landing**  
 Landing leading through to the bedrooms.

**Bedroom One 12'1" x 11'11"**  
 Spacious bedroom with carpeted flooring, central heating radiator and a window to the rear elevation.

**Bedroom Two 9'2" x 11'11"**  
 Spacious bedroom with carpeted flooring, central heating radiator and a window to the rear elevation.

**Bedroom Three 9'1" x 9'5"**  
 Spacious bedroom with carpeted flooring, central heating radiator and a window to the front elevation.

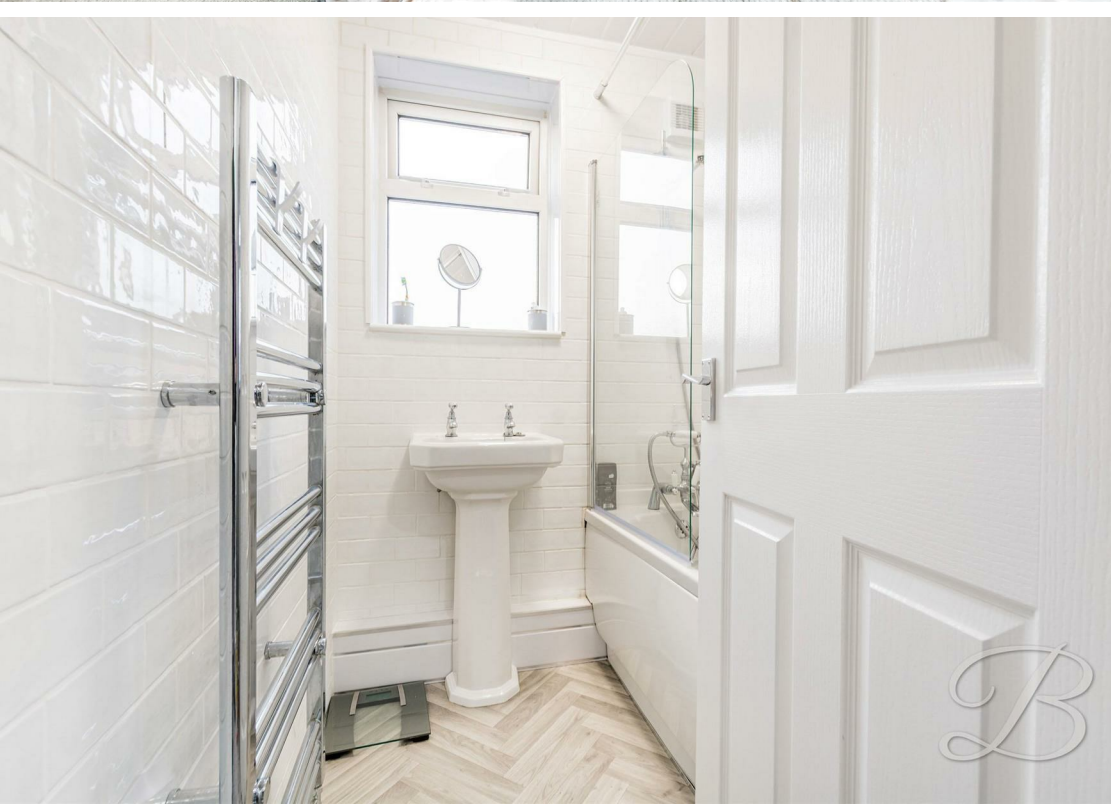
**Bathroom 5'8" x 5'1"**  
 Two piece suite with a bath and a hand wash basin. Window to the side elevation.

**WC**  
 Handy separate low flush WC. Window to the side elevation.



**Outside**  
 Low maintenance frontage with a lawn, private driveway, garage and access down the side of the property. The rear garden boasts an expansive lawn, gravel area and hedge 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 upon 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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

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