



Offers Over £170,000 Freehold

6 BOSWORTH STREET | MANSFIELD | NG19 6LA

**BuckleyBrown**  
ESTATE AGENTS

## MAKE A MOVE!...

We are pleased to present this three-bedroom semi-detached home in Mansfield, ideally located close to local amenities, schools, shops, and transport links. Offering functional living spaces and a practical layout, this property is well-suited for families, first-time buyers, or anyone looking to add their own personal touch.

Upon entry, you are greeted by a welcoming living room, a cosy space perfect for relaxing or spending time with family. Flowing from here is the open-plan kitchen and dining area, designed for both cooking and dining. The kitchen provides ample workspace, practical cabinetry, and room for appliances, making it ideal for preparing meals and enjoying everyday living. The dining area offers space for family meals or casual entertaining, while a ground-floor WC adds convenience.

Upstairs, the property offers three bedrooms, each thoughtfully arranged with fitted wardrobes to provide practical storage solutions. The family bathroom completes the first floor, offering a functional layout for everyday use.

Externally, the front of the property benefits from a driveway providing off-street parking. To the rear, the garden is low-maintenance and versatile, featuring a laid lawn, patio seating area, and decked area with a pergola—perfect for outdoor dining or relaxing. A shed and surrounding fences complete the space, offering privacy and practicality.

Call today to arrange a viewing!!!





#### Kitchen 10'10" x 9'3"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer and space for appliances. With windows to the rear and side elevation and a door to the side elevation. This room offers an open plan design through to the dining room.

#### Dining Room 8'7" x 9'3"

With ample space, tiled flooring and a window to the rear elevation.

#### WC

With a low flush WC.

#### Living Room 14'5" x 11'0"

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

#### Landing

With access into;

#### Bedroom One 12'8" x 8'7"

With carpeted flooring, fitted wardrobe and a window to the rear elevation.

#### Bedroom Two 10'10" x 9'11"

With carpeted flooring, fitted wardrobe and a bay window to the front elevation.

#### Bedroom Three 9'3" x 6'11"

With carpeted flooring, fitted wardrobe and a window to the front elevation.

#### Bathroom 7'3" x 5'4"

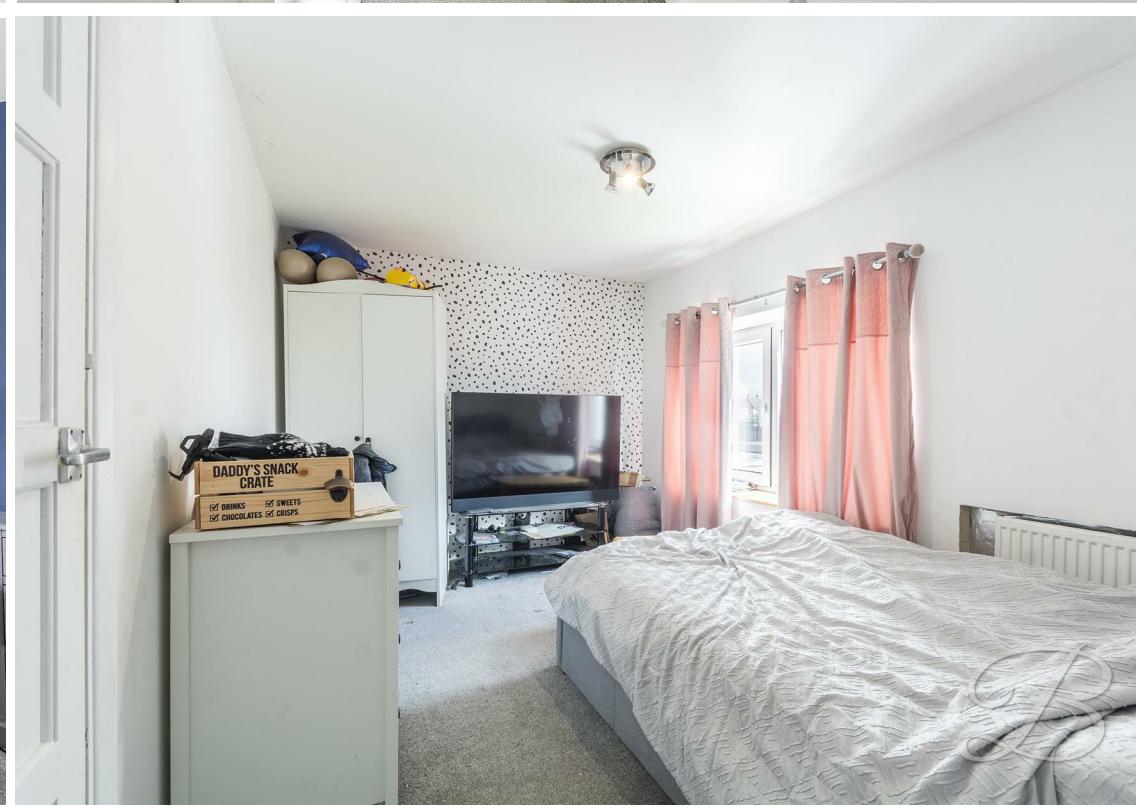
Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

#### Outside

The front of the property benefits from a



driveway, providing ample off-street parking. The rear garden offers a laid lawn, patio seating area, shed with a decked seating area with a pergola and surrounding fences.





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 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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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		

82

67

England & Wales

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.

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