



Offers Over £120,000 Freehold

6 CROOKES AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9LD

**BuckleyBrown**  
ESTATE AGENTS

**CONVENIENCE ON YOUR DOORSTEP.** Nestled in the charming area of Crookes Avenue, Mansfield Woodhouse, this mid-terraced property presents an excellent opportunity for those seeking a low-maintenance living space. The location is ideal, offering a peaceful residential environment while still being conveniently close to local amenities, schools, and transport links, making it perfect for both investors and first time buyers.

Upon entering the ground floor, you will find a welcoming and versatile living area that serves as a blank canvas, ready for your personal touch. The space is designed for ease of living, with a practical layout that allows for comfortable furnishings and a warm atmosphere. The well-appointed kitchen/dining area is functional and efficient, making meal preparation and entertaining a breeze.

Venturing upstairs, the property continues to impress with its thoughtfully designed bedroom space. This area is bright and airy, providing a serene retreat for rest and relaxation. The upstairs layout offers ample storage options including a versatile loft, ensuring that your belongings can be neatly tucked away. Alternatively, this space could be utilised as a home office.

Outside, the property boasts a manageable garden area that requires minimal upkeep, allowing you to enjoy the outdoors without the burden of extensive maintenance. It also features a garage available ideal for housing a vehicle or tools etc...With its move-in ready condition and low-maintenance appeal, this property on Crookes Avenue is an excellent choice for those looking to settle into a comfortable and inviting home.

Call now to book a viewing!





**Living Room 14'11" x 12'11"**

Carpeted flooring, central heating radiator, fitted storage cupboard and a window to the front elevation.

**Kitchen/Dining Room 14'11" x 12'11"**

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and ample space for your desired furnishings. Fitted with windows and an external door to the rear elevation.

**Landing**

With leading access into;

**Bedroom One 11'10" x 9'6"**

Carpeted flooring, central heating radiator and a window to the front elevation.

**Bedroom Two 8'5" x 10'0"**

Carpeted flooring, central heating radiator and a window to the rear elevation.

**Bathroom 6'6" x 10'0"**

Neutral four piece suite comprising of a hand wash basin, low flush WC, walk in shower and a bath. Window to the rear elevation.

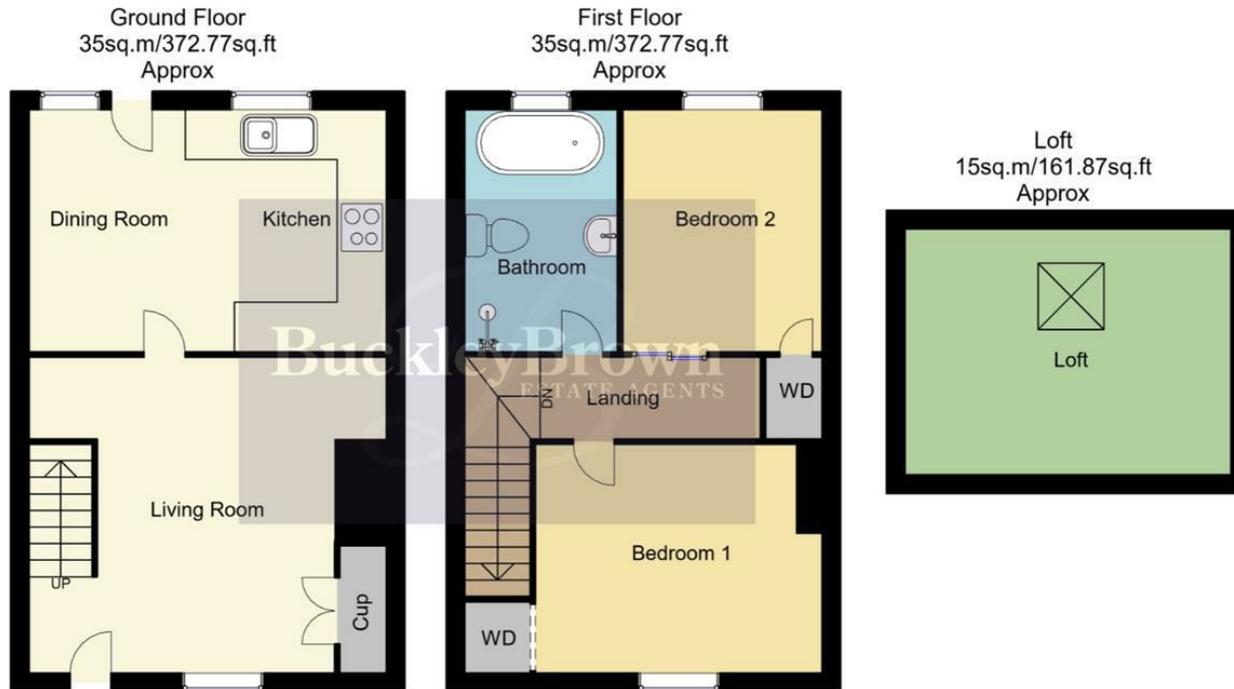
**Room In Roof 13'8" x 10'5"**

Excellent storage space with a fitted velux windows.

**Outside**

Low maintenance concrete area to the rear elevation.





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. Specially 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			
		73	81
England & Wales		EU Directive 2002/91/EC	

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