



Offers Over £170,000 Freehold

56 CROMPTON ROAD | PLEASLEY | MANSFIELD | NG19 7RG

**BuckleyBrown**  
ESTATE AGENTS



## FANTASTIC OPPORTUNITY!

Located in Pleasley, this three-bedroom semi-detached property is the perfect place for first-time buyers to put down roots and make this house their home. Let's take a look inside...

Step inside and you're welcomed by a bright living room with a bay window, the kind of space that's perfect for cosy evenings or catching up with friends. At the back, the home opens into a kitchen diner, designed for gathering, with an external door leading you straight out into the garden – ideal for summer evenings.

Upstairs, you'll find three well-sized bedrooms waiting to be styled to suit your lifestyle, whether that's family living, a guest room, or even a home office. A family bathroom completes the floor, offering everything you need in a practical layout.

Outside, there's a low-maintenance frontage with private driveway, giving you your own parking space from day one. To the rear, the generous garden is a real highlight – a mix of decked and patio seating areas, followed by a wide stretch of green bordered by hedges, creating a private spot to relax, entertain, or watch little ones play.

With space and potential this home is ready for its next chapter – could it be yours? Call now to arrange your viewing!





#### Hall

With access into;

#### Living Room 10'8" x 10'11"

Spacious reception room with a bay window to the front elevation.

#### Kitchen/Dining Room 9'2" x 14'10"

Complete with a range of matching cabinets, inset sink with drainer, integrated appliances and ample space for furniture. Windows and an external door to the rear elevation.

#### Landing

Window to the side and further access into;

#### Bedroom One 10'5" x 10'11"

Laminate flooring, central heating radiator, built in wardrobes and a window to the front.

#### Bedroom Two 9'2" x 10'5"

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

#### Bedroom Three 5'9" x 6'11"

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

#### Bathroom 4'8" x 5'6"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Window to the side.

#### Outside

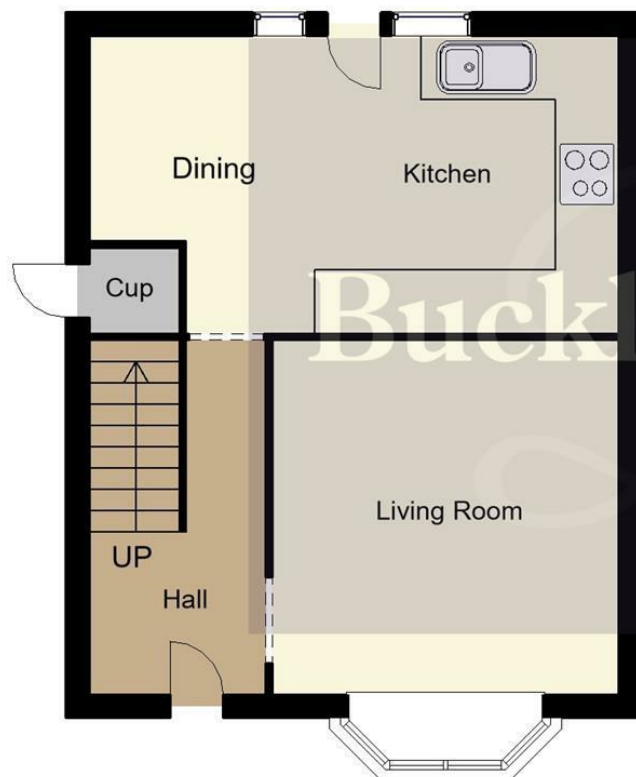
Low maintenance frontage with private driveway. The rear garden is large with both decked and patio seating areas followed by hedge surround.





# Ground Floor

36 Sq.m/ 386.80 Sq.ft  
Approx



# First Floor

36 Sq.m/ 384.21 Sq.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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**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                             | 71      | 78        |
| EU Directive 2002/91/EC                     |         |           |



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