



Offers Over £175,000 Freehold

52 BECK CRESCENT | | MANSFIELD | NG19 6SY

**BuckleyBrown**  
ESTATE AGENTS



## THE ONE FOR YOU!...

This well-presented three-bedroom semi-detached property offers comfortable and versatile living, ideal for families or professionals alike. Let's take a look inside!

On the ground floor, the home features a bright and welcoming living room, perfect for relaxing or entertaining, along with a well-equipped kitchen offering ample storage and workspace. To the rear of the property, a large outdoor utility room adds valuable functional space — ideal for laundry, storage, or workshop use.

Upstairs, you'll find three generously sized bedrooms, each offering plenty of natural light and space for furnishings. A family bathroom is conveniently located just off the landing.

Outside, the property boasts a private driveway to the front, providing off-road parking. The rear garden is a standout feature, with a spacious paved area for outdoor dining and entertaining, a stylish artificial lawn requiring minimal maintenance, and a charming cattery — perfect for pet owners or as additional storage.

This home combines practical features with modern convenience and outdoor charm — early viewing is highly recommended.

Call now to arrange a viewing!





### Entrance Hall

With laminate flooring, window to the rear elevation and doors providing access into:

### Living Room 9'10" x 22'3" x 14'1"

With laminate flooring, feature fireplace and a window to the front elevation.

### Kitchen/Dining Room 11'4" x 18'5"

Complete with a range of matching cabinetry and worktop surfaces. It features an inset sink and drainer and space for appliances. This room allows ample space for your dining furniture. With dual aspect windows to the front and rear along with a door giving access to a handy utility room.

### Utility/Storage 6'4" x 12'1"

Versatile space with a hand wash basin, window to the rear and an external door to the side.

### Landing

Window to the rear and surrounding doors provide access into;

### Bedroom One 12'3" x 12'4"

With laminate flooring, a central heating radiator and a window to the front.

### Bedroom Two 12'11" x 10'6"

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

### Bedroom Three 7'6" x 10'0"

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

### Bathroom 5'8" x 7'2"

Complete with a three piece suite including



a claw foot bath, low flush WC and hand wash basin. Fitted with a window to the rear.

### Outside

The front of the property hosts a gravelled driveway, providing convenient off-street parking. The rear garden is mostly laid patio with a raised decked area with artificial lawn. There are cattery buildings which could be repurposed as whatever you desire.







**Ground Floor**  
57 Sq.m/ 618.76 Sq.ft  
Approx



**First Floor**  
49 Sq.m/ 530.70 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>		<b>82</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>67</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>67</b>	
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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MANSFIELD  
NG19 6SY



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