



Offers Over £120,000 Freehold

53 SOUTHWELL ROAD WEST | | MANSFIELD | NG18 4EJ

**BuckleyBrown**  
ESTATE AGENTS

## MOVE IN READY!...

Welcome to this well-maintained three-bedroom mid-terrace home, which is perfectly situated in Mansfield, close to a range of great local amenities, schools, and transport links. The property is presented in neutral tones throughout, making it move-in ready and ideal for a variety of buyers.

Upon entering, you are welcomed by a spacious living room featuring an attractive fireplace, creating a cosy and inviting atmosphere to relax or entertain guests. Leading on from the living room is a generous dining room, which also benefits from its own charming fireplace and provides direct access into the kitchen—making it perfect for family meals or hosting dinner parties. The kitchen is well-equipped with ample work surfaces, storage units, and space for essential appliances, offering a practical and efficient cooking environment.

Upstairs, the property comprises three well-proportioned bedrooms, all filled with natural light and versatile for a variety of uses. The family bathroom is conveniently located on this floor and is complete with a three piece suite.

Outside, the property benefits from a low-maintenance front garden, offering tidy curb appeal with minimal upkeep. The rear garden provides a peaceful and versatile outdoor retreat, featuring a paved patio area ideal for alfresco dining and socialising. A neatly maintained lawn adds green space for relaxation or play, while two handy storage outbuildings offer excellent additional space for garden tools, bicycles, and outdoor equipment.

Call today to view!!!





**Living Room 11'9" x 12'1"**

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

**Dining Room 11'9" x 12'6"**

With carpeted flooring feature fireplace and a window to the rear elevation.

**Kitchen 13'0" x 7'6"**

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven, electric hob with hood over and space for appliances. With a window and door to the side elevation.

**Landing**

With access into;

**Bedroom One 13'8" x 12'1"**

With carpeted flooring and a window to the front elevation.

**Bedroom Two 10'8" x 12'6"**

With carpeted flooring and a window to the rear elevation.

**Bedroom Three 7'8" x 10'0"**

With carpeted flooring and a window to the rear elevation.

**Bathroom 4'7" x 8'9"**

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

**Outside**

Low maintenance frontage. The rear



garden offers a patio seating area, laid lawn and access to two storage out buildings.





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 purchaser. 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 purchaser. 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) A                                 |    |                         |           |
| (81-91) B                                   |    |                         |           |
| (69-80) C                                   |    |                         | 77        |
| (55-68) D                                   | 62 |                         |           |
| (39-54) E                                   |    |                         |           |
| (21-38) F                                   |    |                         |           |
| (1-20) G                                    |    |                         |           |
| Not energy efficient - higher running costs |    |                         |           |
| England & Wales                             |    | EU Directive 2002/91/EC |           |

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NG18 4EJ



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