



£170,000 Freehold

13 VALE AVENUE | WARSOP | MANSFIELD | NG20 0DQ

**BuckleyBrown**  
ESTATE AGENTS



A GREAT OPPORTUNITY...This semi-detached town house on Vale Avenue, Warsop, Mansfield, offers a fantastic opportunity for first-time buyers to create their perfect home. While it requires some modernisation, it provides a spacious and practical layout, ready to be transformed to suit your style.

Upon entering, you are welcomed by a generous hall leading into the living room, a bright and inviting space ideal for relaxing or entertaining. The adjoining conservatory provides a lovely spot to enjoy views of the garden throughout the year. The kitchen offers good potential for modernisation and leads into the dining room, creating a practical space for family meals and gatherings. The dining room provides plenty of space for a family table.

The first floor features three well-proportioned bedrooms, each benefiting from ample natural light. A shower room and separate WC add convenience to the upper level, making the home suitable for families or guests.

Outside, the property boasts a rear garden with plenty of space for outdoor activities, gardening, or simply enjoying the fresh air. A front driveway provides off-street parking.

With its generous rooms and potential for modernisation, this semi-detached home is an excellent opportunity for first-time buyers to create a stylish and comfortable living space in a sought-after location.





#### Porch

Porch leading to;

#### Hall

Carpeted hallway leading to;

#### Living Room 9'11" x 18'7"

Carpeted living room featuring a central heating radiator, wooden panelled walls, and windows overlooking the conservatory and the front elevation.

#### Conservatory 12'8" x 7'3"

Spacious conservatory with wooden panelled walls and a patio door leading into the rear garden.

#### Kitchen 12'3" x 6'0"

Carpeted flooring with matching cabinets with ample worktop space, space for integrated appliances, an inset sink and window to the rear elevation.

#### Dining Room 8'11" x 12'0"

Spacious dining room area with carpeted flooring and ample space for your desired furniture.

#### Landing

Landing leading to the first floor.

#### Bedroom One 10'8" x 12'9"

Spacious bedroom with carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Two 11'9" x 9'3"

Spacious bedroom with carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Three 7'2" x 9'1"

Spacious bedroom with carpeted flooring, central heating radiator, built in wardrobe, and a window to the rear elevation.



#### Shower Room 4'11" x 5'6"

Shower room with shower and hand wash basin.

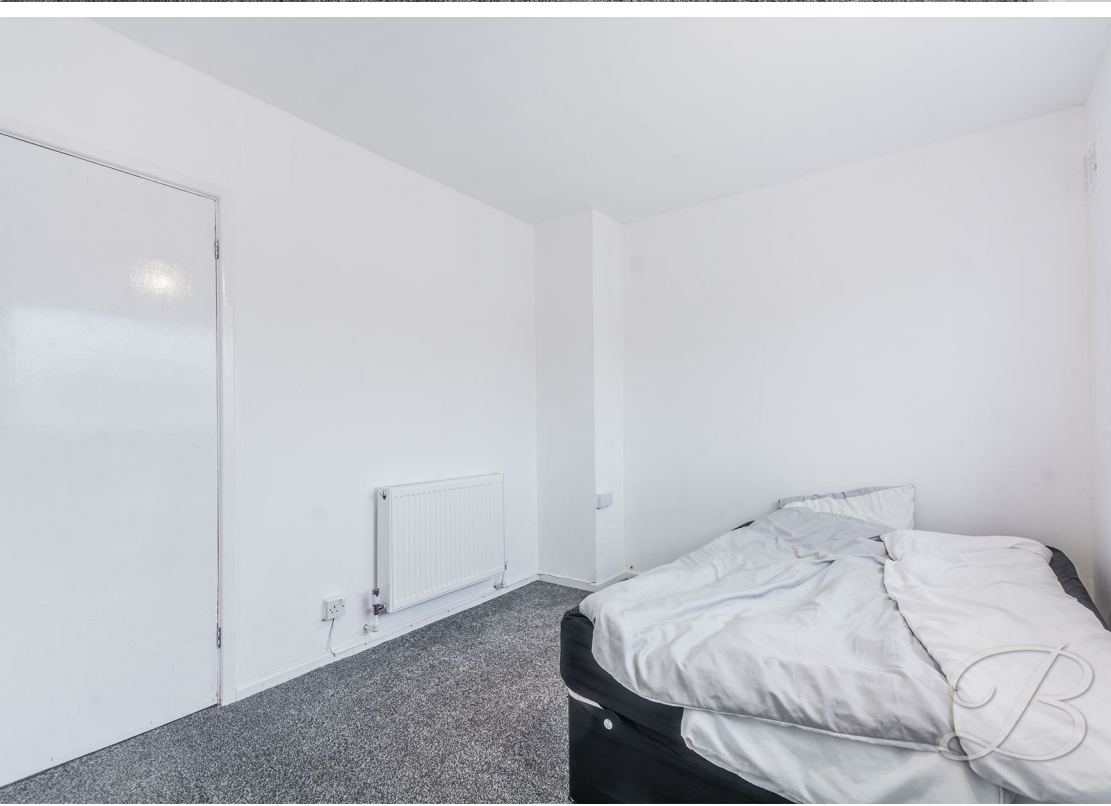
#### WC 3'8" x 0'0"

Separate low flush WC.

#### Outside

Gravelled driveway to the front, providing parking space for two cars. To the rear is a raised lawn area with a ground-level patio.







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



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