



Offers Over £125,000 Freehold

35 OLD MANOR ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9LX

BuckleyBrown
ESTATE AGENTS

A COSY, WELL-LOVED HOME READY TO MOVE INTO!!!...Set along Old Manor Road in Mansfield Woodhouse, this inviting two-bedroom property offers comfortable and well-balanced accommodation, ideal for a variety of buyers.

The home is entered through a porch which opens into a welcoming living room positioned to the front. With soft carpeted flooring and a feature fireplace, this space provides a cosy yet practical setting for everyday living and relaxation.

To the rear, the kitchen and dining area forms the heart of the home, offering a sociable space with fitted units, work surfaces and an electric hob. There is ample room for a dining table, making it ideal for both everyday meals and entertaining, while a rear-facing window allows natural light and views over the garden. An additional storage area adds to the practicality of the layout without interrupting the flow of the room.

Upstairs, the first floor is dedicated to rest and retreat, with two well-proportioned bedrooms positioned to the front and rear of the property, both offering flexibility for sleeping, guest accommodation or home working. The bathroom is fitted with a three-piece suite, including a bath with overhead shower.

Outside, the property continues to offer low-maintenance appeal, with a gravelled frontage and a parking space. To the rear is a patio, providing space for outdoor seating and entertaining.

A well-presented home offering comfort, character and ease of living in a popular residential area.





Porch

Access to;

Living Room 10'4" x 14'2"

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

Kitchen/Dining Room 10'4" x 9'10"

Tiled flooring, storage cupboards with work surfaces above, integrated hand wash basin, electric hob with extractor fan above, additional storage room, an area to host a dining table and a window with views of the rear garden.

Landing

Access to;

Bedroom One 10'4" x 9'1"

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

Bedroom Two 8'5" x 6'6"

Carpeted flooring, additional storage cupboard, central heating radiator and a window to the rear.

Bathroom 4'5" x 8'0"

Three-piece suite with tiled walls, low flush toilet, hand wash basin and bath with overhead shower.

Outside

A loose gravel area lies to the front and one parking spot available with a two-tier patio system to the rear.





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) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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