



Offers Over £175,000 Freehold

19 MAYFAIR AVENUE | MANSFIELD | NG18 4EQ

BuckleyBrown
ESTATE AGENTS

YOUR NEXT MOVE!

Nestled in the charming area of Mayfair Avenue, Mansfield, this semi-detached house offers a delightful blend of comfort and convenience. The location is ideal for those seeking a peaceful residential neighbourhood while still being within easy reach of local amenities, schools, and transport links.

Upon entering the property, you are greeted by a welcoming reception room that provides a warm and inviting space for relaxation and entertainment. This area is well-lit, thanks to large windows that allow natural light to flood in, creating a bright and airy feel. The ground floor also features a functional layout, making it easy to navigate and enjoy daily living. The kitchen is equipped with essential appliances and offers ample storage, complemented by patio doors opening to the rear.

Moving to the second floor, you will find two comfortable bedrooms that provide a peaceful retreat at the end of the day. Each room is generously sized, allowing for versatile furniture arrangements and personal touches. The shared bathroom is well-appointed, featuring a three piece suite.

Outside, the property boasts a modest garden that offers a lovely outdoor space for relaxation or gardening enthusiasts. To the front you will also find a private driveway allowing for secure off road parking. Overall, this charming home on Mayfair Avenue is a wonderful opportunity for those looking to settle in a desirable location. Call now to arrange a viewing!





Hall

A welcoming hallway with leading access into;

Living Room

Light and airy living room with carpeted flooring, central heating radiator, feature fireplace and a box window to the front elevation.

Kitchen/Dining Room

The kitchen/dining room is a bright and practical space with modern fitted cabinets, inset sink with drainer, integrated appliances alongside space for a washing machine. A large window and patio doors look out onto the rear garden, filling the room with light and providing direct access to the outdoor space. There is a designated dining area with space for a table and

chairs, perfect for casual meals or entertaining.

Landing

With a window to the side and further access into;

Bedroom One

Carpeted flooring, central heating radiator, built in wardrobe and a box window to the front.

Bedroom Two

Carpeted flooring, central heating radiator, built in cupboard and a window to the rear.

Bathroom

The family bathroom is neatly-appointed with a three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower. Window to the side.



Outside

To the front you will find a low maintenance gravel area alongside a private driveway and gate leading round the side of the property. The rear garden is a delightful outdoor space with a long, well-maintained lawn bordered by mature shrubs and trees, offering both privacy and a pleasant natural backdrop. There is a gravelled seating along with 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. 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 | | |
| (81-81) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |

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