



£160,000 Freehold

4 OAK AVENUE | SHIREBROOK | MANSFIELD | NG20 8NR

BuckleyBrown
ESTATE AGENTS

CONVENIENCE ON YOUR DOORSTEP. Set within Shirebrook, Mansfield, this well-kept semi-detached house offers a delightful blend of comfort and convenience. The location is ideal for families and professionals alike, with all essential local amenities nearby, ensuring that everything you need is within easy reach. The property is empty - making this a great chance to make it your own or a great investment opportunity.

Upon entering the property, you are greeted by a spacious living room that exudes warmth and character, complemented by french doors opening into the rear garden. The ground floor also features a well-appointed kitchen, which provides ample space for culinary pursuits and family gatherings. The kitchen also benefits from access to a handy pantry/storage room. The layout is practical, allowing for a seamless flow between the living areas, making it an inviting space for everyday living.

Venturing upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. Two of which have their own built in wardrobes for added convenience. The family bathroom is conveniently located on this floor, equipped with essential amenities to cater to your daily needs.

Outside, the property boasts a well-maintained lawn and patio seating area, providing a lovely outdoor space for children to play or for hosting summer barbecues. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly neighbourhood.

Call now to book your viewing!





Hall
With leading access into;

Living Room 11'10" x 16'3"
Spacious carpeted reception room with carpeted flooring and french doors opening to the rear garden.

Kitchen 9'2" x 14'11"
Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and dual aspect windows to the front and side elevation. Additional access into a pantry/storage room along with an external door to the side elevation.

Pantry/Storage
Excellent storage space with a window to the rear elevation.



Landing
Fitted storage cupboard and leading access into;

Bedroom One 11'10" x 10'11"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Two 9'2" x 11'11"
Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 8'11" x 9'1"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bathroom 5'5" x 7'11"
Three piece suite comprising of a hand

wash basin, low flush WC and a bath with an overhead shower. Windows fitted to the side elevation.

Outside
Expansive paved driveway to the front elevation allowing secure off road parking. To the rear you will find a generous sized patio seating area, well kept lawn and fence surround.





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			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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