



Offers Over £150,000 Freehold

17 FIRST AVENUE | RAINWORTH | MANSFIELD | NG21 0BU

BuckleyBrown
ESTATE AGENTS

FULL OF CHARACTER... Nestled in the charming area of Rainworth, Mansfield, this delightful end-terrace house on First Avenue offers a perfect blend of comfort and character. The location is ideal for families and professionals alike, providing easy access to local amenities, schools, and beautiful green spaces, making it a wonderful place to call home. Let's take a look inside...

Upon entering the property, you are greeted by a warm open plan reception room that serves as the heart of the home. This space is perfect for relaxing or entertaining with family and friends, featuring ample natural light that enhances its welcoming atmosphere. The layout flows seamlessly into a hall space, which offers great versatility. Finally, the kitchen is just next door with everything you could need!

Venturing upstairs, you will find three well-proportioned bedrooms, each offering a blank canvas to make your own. These rooms provide a peaceful retreat for rest and relaxation, with the potential to be personalised to suit your style. The bathroom is conveniently located, ensuring that the morning rush is a breeze for the whole family with a newly renovated four piece suite.

The end-terrace position allows for added privacy, while still being part of a friendly community. This home is a wonderful opportunity for those seeking a property that combines everyday practicality with a touch of charm. Not to mention the garage to the rear of the property.

Call now to arrange viewing!





Living Room 11'0" x 12'7"

Cosy reception room a brick wall and feature fireplace along with a window to the front.

Dining Room 11'0" x 12'7"

Versatile space open plan to the living room and a hall area.

Hall

Generous space to be utilised however you desire, complemented by sliding doors opening to the rear.

Kitchen 7'0" x 7'10"

Complete with a range of matching wall and base cabinets, inset sink with drainer and further space for additional appliances. Window to the rear elevation.

Landing

Window to the rear and leading access into;

Bedroom One 11'4" x 12'9"

Central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Two 10'0" x 12'7"

Central heating radiator, built in wardrobe and a window to the front elevation.

Bedroom Three 8'5" x 7'10"

Central heating radiator and a window to the rear elevation.

Bathroom 7'0" x 7'10"

Tiled four piece suite consisting of a hand wash basin, low flush WC, a free standing bath and a separate shower cubicle. Window to the rear.



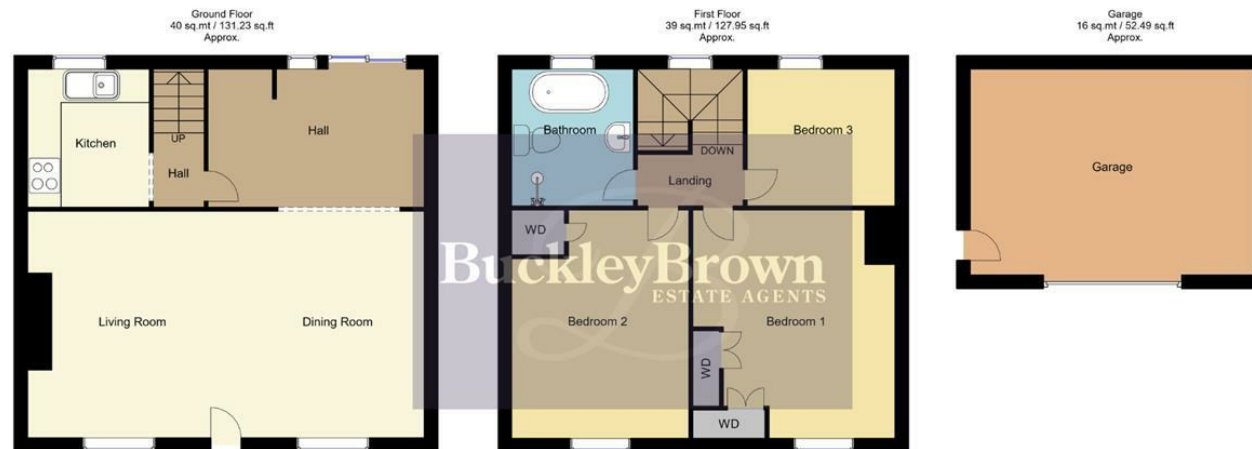
Garage 16'0" x 11'9"

Garage accessible from the rear of the property with an external door to the side for added convenience.

Outside

Gated entrance to the front giving access to a courtyard. The rear offers a paved area with a shed and further access to the garage.

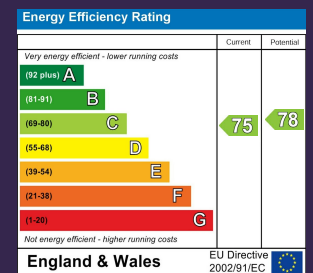




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.



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