



Offers Over £167,000 Freehold

7 ALLCROFT STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8BJ

BuckleyBrown
ESTATE AGENTS

COME ON OVER!...

Positioned within Mansfield Woodhouse, this semi-detached home is set within a popular residential area, offering a well-balanced combination of comfort, practicality and convenience. The location provides a quiet neighbourhood setting while remaining close to local amenities, schools and transport links, making it well suited to a range of buyers.

The property opens into a spacious open-plan reception room, which creates a welcoming main living and dining area. This versatile space offers plenty of room for both relaxation and entertaining, with a layout that lends itself well to modern day living and allows for flexible furniture arrangements.

The ground floor also features a well-proportioned kitchen, fitted with a good range of units and work surfaces, providing ample storage and preparation space for everyday use. The layout has been designed to be practical and functional, with direct access and easy flow from the main living area.

To the first floor are two well-sized bedrooms, both offering comfortable proportions and flexibility of use, whether as sleeping accommodation, guest rooms or home office space depending on requirements. The bathroom is also located on this level and is fitted with modern-style fixtures and fittings, serving the home well.

Externally, the property benefits from a gravelled outdoor area, offering a low-maintenance space that could be used for seating or further landscaped to suit personal preference.

Overall, this is a well-located and practical home in Mansfield Woodhouse, offering generous living space, a functional layout and good potential for a range of buyers.

Call now to book your viewing!





Hall
Entrance hallway giving access into;

Living Room 12'2" x 10'11"
Carpeted reception area, central heating radiator and a bay window to the front elevation.

Dining Room 12'2" x 12'0"
Carpeted reception area, central heating radiator and a window to the rear elevation.

Kitchen 9'3" x 13'5"
Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Additional space and plumbing for a washing machine/tumble dryer. Fitted with a window and external door to the side elevation.

Landing
Fitted cupboard and leading access into;

Bedroom One 15'5" x 10'11"
Laminate flooring, central heating radiator and a window to the front elevation.

Bedroom Two 9'7" x 12'2"
Carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 9'3" x 13'5"
Large family bathroom comprising of a hand wash basin, low flush WC, bath and a separate shower. Window to the rear elevation.

Outside
Low maintenance frontage with brick walling and a path leading up to the front door. The rear offers a well kept gravel area 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		69	
(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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