



£160,000 Freehold

93 WESTFIELD LANE | | MANSFIELD | NG18 1TW

BuckleyBrown
ESTATE AGENTS

IDEAL FOUR-BEDROOM INVESTMENT OPPORTUNITY!!!!...Located on Westfield Lane in Mansfield, this four-bedroom family home presents an ideal opportunity for buyers seeking a property in need of full modernisation. Offering generous accommodation throughout, the home provides a blank canvas for those looking to renovate, redesign and add value, all within a convenient residential location close to local amenities, schools and transport links.

The property benefits from a spacious living room with a large bay window to the front, creating a bright and welcoming main reception space, along with a separate dining room overlooking the rear. A fitted kitchen and ground floor WC complete the ground floor accommodation, with all areas offering clear potential for improvement.

To the first floor, there are four well-proportioned bedrooms arranged over the front and rear aspects, making the layout suitable for family living or investment purposes.

Externally, the property features a generous rear patio area which could be transformed into an attractive outdoor space.

Overall, this is a fantastic opportunity for purchasers looking for a renovation project with strong potential in a popular Mansfield location.





Hall

Access to;

Living Room 12'11" x 11'2"

Located at the front of the property, large bay window and central heating radiators.

Dining Room 19'0" x 13'0"

Additional storage area and a window with views of the rear of the property.

WC 3'3" x 3'11"

Two-piece suite with a low flush toilet, hand wash basin and a window to the side.

Kitchen 10'9" x 10'5"

Hardwood flooring, partially tiled walls, integrated hand wash basin, storage cupboards with work surfaces above and a large window to the side of the property.

Landing

Additional storage cupboard and access to;

Bedroom One 10'6" x 12'11"

Central heating radiator and a window to the rear.

Bedroom Two 10'6" x 11'1"

Carpeted flooring, central heating radiator and double windows to the front of the property.

Bedroom Three 10'9" x 6'6"

Central heating radiator and double windows to the rear.

Bedroom Four 7'2" x 8'6"

Central heating radiator and a window to the front.

Bathroom 3'11" x 5'10"

Three-piece suite with low flush toilet, hand wash basin, bath and a window to the side.

Outside

Large patio area 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 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		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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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