



£160,000 Freehold

71 GEORGE STREET | | MANSFIELD | NG19 6SG

**BuckleyBrown**  
ESTATE AGENTS



**\*GUIDE PRICE £160,000-£180,000\***

**FAMILY HOME FULL OF CHARACTER...** Situated on George Street in Mansfield, this delightful semi-detached house, built in the 1930s, offers a perfect blend of character and modern living. The property is ideally situated in a friendly neighbourhood, providing easy access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

As you step inside, you are greeted by a warm and inviting reception room that serves as the heart of the home. This spacious area is perfect for entertaining guests or enjoying cosy family evenings. The ground floor also features a well-appointed kitchen, which flows seamlessly into a dining area, creating a wonderful space for family meals and gatherings. Additionally, a convenient bathroom on this level adds to the practicality of the home, ensuring comfort for both residents and visitors.

Venturing upstairs, you will discover three generously sized bedrooms, each offering ample natural light and a peaceful retreat for rest and relaxation. The first floor also boasts a second bathroom, thoughtfully designed to accommodate the needs of a busy household. With plenty of room for personalisation, these bedrooms provide the perfect canvas for creating your ideal living space.

Outside, the property features a charming garden that invites you to enjoy the fresh air and sunshine. This outdoor space is perfect for children to play, for hosting summer barbecues, or simply unwinding after a long day. With a blend of greenery and potential for landscaping, the garden is a delightful extension of the home, offering a tranquil escape in the heart of Mansfield. This semi-detached house on George Street is not just a property; it is a place where memories can be made and cherished for years to come. Call up today to secure your booking | 01623 633633





#### Hall

Hallway with access to;

#### Dining Room 11'8" x 9'7"

Laminate flooring with window to the front elevation. With access to the kitchen.

#### Kitchen 11'11" x 8'8"

Matching cabinets with ample worktop space above, integrated appliances such as oven, gas hob and inset sink with a window to the rear and access to the WC.

#### WC 6'0" x 3'4"

Low flush WC with hand wash basin.

#### Living Room 12'0" x 14'11"

Spacious living room with feature fireplace and window to the front and rear elevation.

#### Landing

Landing leading to the first floor.

#### Bedroom One 11'10" x 14'4"

Spacious bedroom, central heating radiator with built in wardrobe and windows to the front and rear elevation.

#### Bedroom Two 11'10" x 9'9"

Spacious bedroom, central heating radiator with built in wardrobe and windows to the front elevation.

#### Bedroom Three 8'9" x 8'9"

Spacious bedroom, central heating radiator and window to the rear elevation.

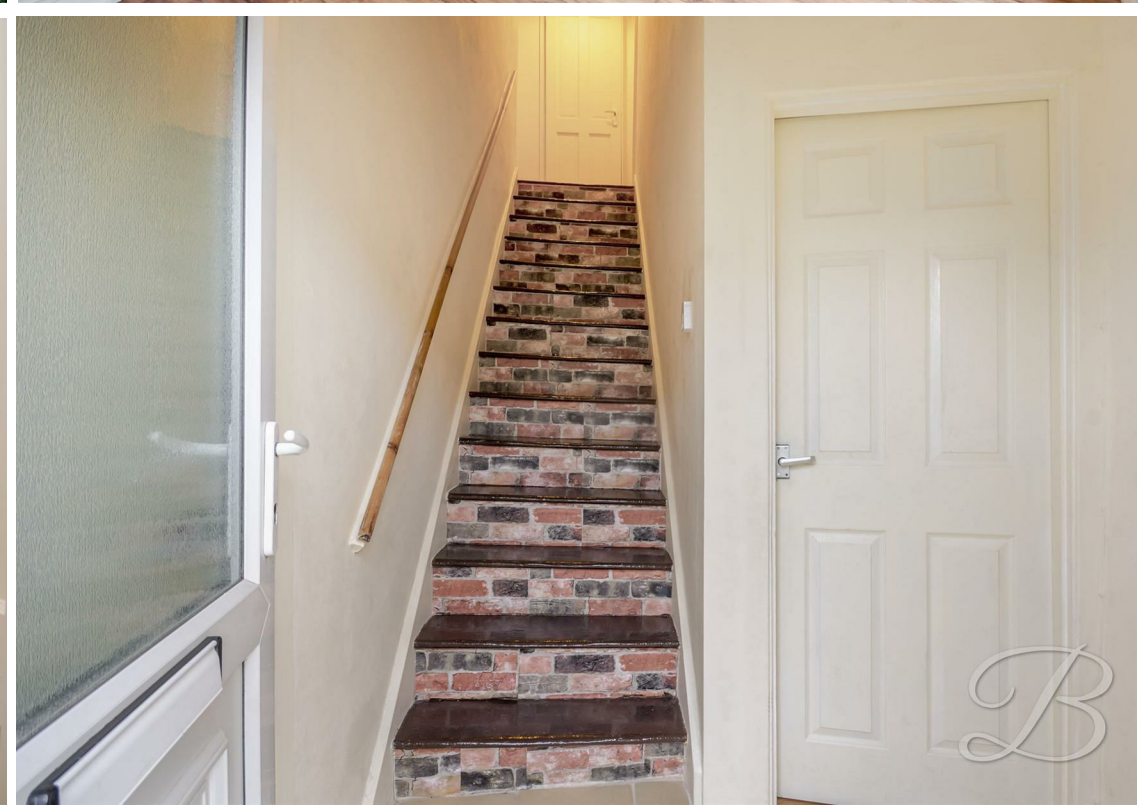
#### Bathroom 8'8" x 4'5"

Three piece suite with bath and shower, hand wash basin and low flush.

#### Outside

Driveway to the front elevation with space for two cars, to the rear is a private well maintained lawn with a footpath.







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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