



£160,000

Thoresby Avenue, Shirebrook,  
Mansfield,



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"This attractive three-bedroom semi-detached property benefits from generous living accommodation and a notably large rear garden, offering excellent outdoor space and further scope for extension (subject to planning permission). While the property is perfectly liveable as it stands, it presents significant potential for modernisation and improvement, making it an ideal opportunity for both owner-occupiers and investors seeking to add value."

Jon, Valuer



## IDEAL FOR FIRST TIME BUYERS

### *Spacious Three-Bedroom Semi-Detached Home with Excellent Potential*

This spacious three-bedroom semi-detached property offers well-balanced accommodation, including two reception rooms that provide flexible living and entertaining space. Upstairs, there are three good-sized bedrooms served by a family bathroom. The property further benefits from a large rear garden, ideal for outdoor enjoyment, extension potential, or landscaping. While already offering comfortable proportions throughout, it presents excellent potential for modernisation, allowing a buyer to truly make it their own and create a home tailored to their needs and style.



## THE FINER DETAILS

### *Spacious Three-Bedroom Semi-Detached Home in Shirebrook*

This is a well-proportioned three-bedroom semi-detached property situated in the popular area of Shirebrook, offering excellent potential for a range of buyers.

The ground floor comprises a welcoming entrance hall, a large dining room, a separate kitchen, and a bright and spacious living room, providing versatile living accommodation throughout.

To the first floor, the property offers three well-sized bedrooms along with a family bathroom, making it a practical layout for families or first-time buyers alike.

Externally, the property boasts a substantial rear garden featuring a lawned area and a decking space where there was previously a pond, offering great outdoor potential. In addition, there is a detached garage and a large driveway providing ample off-road parking.





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## LIFE IN SHIREBROOK

*Shirebrook is a well-established town in Derbyshire that offers a practical and community-focused lifestyle, popular with families, commuters, and first-time buyers alike.*

The area benefits from a range of local amenities including supermarkets, schools, leisure facilities, and healthcare services, all within easy reach. There are good transport links to nearby towns such as Mansfield and Chesterfield, as well as access to the A38 and M1, making it convenient for those travelling further afield for work.

The town also has a strong sense of community, with local parks, green spaces, and nearby countryside providing opportunities for walking and outdoor activities. Shirebrook continues to develop, with ongoing investment in housing and infrastructure, making it an appealing location for those seeking affordability without sacrificing convenience.





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.

## Key Features

Three-bedroom semi-detached home in Shirebrook

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Two reception rooms offering flexible living space

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Spacious kitchen and entrance hall

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Three well-proportioned bedrooms

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- Large rear garden with lawn and decking area (former pond site)
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Detached garage

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Generous driveway providing ample off-road parking

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EPC- D

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Council tax band- A

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