



Guide Price £150,000 Freehold

77 BECK CRESCENT | | MANSFIELD | NG19 6SP

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE £150,000-£160,000****

A GREAT OPPORTUNITY!...

Introducing this three-bedroom semi-detached property, ideally located in the popular area of Mansfield, close to a wide range of local amenities, schools, shops, and transport links. Offering an excellent investment opportunity or a perfect project for buyers looking to add their own touch, this home is full of potential and ready to be transformed into a fantastic family residence.

Upon entry, you are welcomed into a spacious ground floor layout that includes a kitchen, living room, and separate dining room—providing versatile spaces to suit modern family life. Each room offers a great base for personalising, allowing you to create a home that truly reflects your own style and needs.

Upstairs, the property features three well-proportioned bedrooms, offering ample space for family members or guests. A shower room serves this floor, adding practicality and convenience to the layout.

Outside, the property continues to offer great potential. To the front, there is a low-maintenance frontage with surrounding fencing and a pathway leading to the front door, providing a neat and welcoming entrance. The rear garden is designed for ease of upkeep, featuring multiple pebbled areas and secure fencing, creating a private outdoor space that's easy to manage. Additionally, the garden benefits from two useful outbuildings—ideal for storage or workshop use—and an outdoor WC, adding to the property's practicality and charm.

Call today to arrange a viewing!!!





Entrance Hall

With access into;

Kitchen 9'11" x 10'1"

Complete with matching cabinetry, worktop surfaces, inset sink and drainer and space for appliances. With a window to the rear elevation and a door to the side elevation.

Dining Room 10'8" x 10'5"

With carpeted flooring and a window to the rear elevation.

Living Room 14'0" x 10'3"

With carpeted flooring and a window to the front elevation.

Landing

With access into;

Bedroom One 14'0" x 8'8"

With carpeted flooring, fitted wardrobe and a window to the rear elevation.

Bedroom Two 10'11" x 10'4"

With carpeted flooring, fitted wardrobe and a window to the front elevation.

Bedroom Three 9'8" x 7'2"

With carpeted flooring, fitted wardrobe and a window to the front elevation.

Shower Room 5'7" x 5'1"

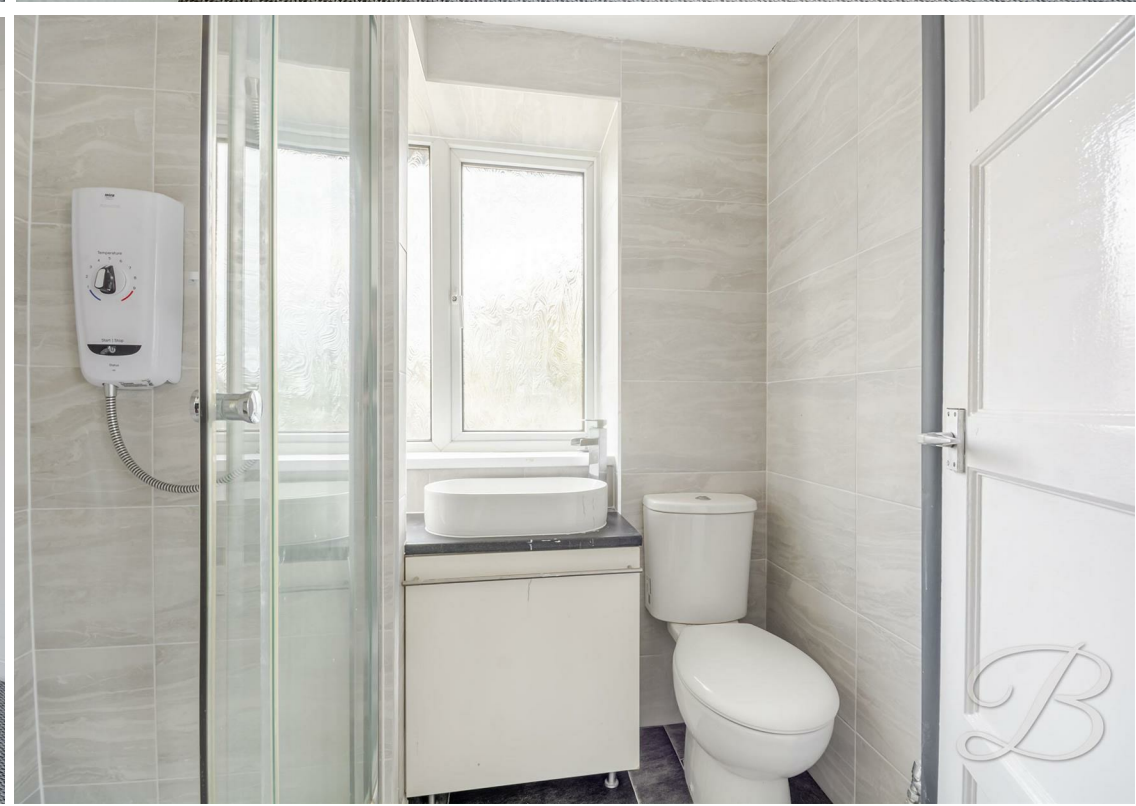
Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the rear elevation.

Outside

Low maintenance frontage with surrounding fencing and a pathway to the



front door. The rear gardens offers multiple pebbled areas with surrounding fencing. The rear garden also benefits from two outbuildings and a WC.





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) A		84
(81-91) B		
(69-80) C		
(55-68) D	76	
(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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