

£110,000

Recreation Road, Shirebrook,  
Mansfield,



Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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This two-bedroom semi-detached property is an excellent opportunity for buyers looking to create a home tailored to their own tastes. Ideally situated close to a local school, it's perfect for families, and further benefits from a garage and off-street parking, offering both convenience and practicality.

Luke, Valuer



## A FANTASTIC OPPORTUNITY

*This 2-bedroom semi-detached home offers fantastic potential for renovation and modernisation, making it an ideal project for investors or buyers looking to create a personalised living space.*

The property features one bathroom, a spacious living room, and a garage located to the rear of the house with convenient access through the side passage. With plenty of scope to add value, this home presents an exciting opportunity in a desirable residential setting.



## THE FINER DETAILS

*This two-bedroom semi-detached property, situated in the popular residential area of Shirebrook, offers an excellent opportunity for buyers looking to renovate and create a comfortable family home.*

Conveniently located close to local amenities, schools, and transport links, the property has great potential throughout.

The ground floor accommodation briefly comprises an entrance hall, a spacious lounge, and a kitchen/dining room offering ample space for everyday living and entertaining. There is also a useful store room providing additional storage space.

To the first floor are two well-proportioned bedrooms and a family bathroom, with scope for modernisation to suit individual tastes and requirements.

Externally, the property benefits from a garage located to the rear with access through the side passage. The well-maintained rear garden features a variety of shrubs and mature trees, creating a pleasant outdoor space to enjoy.





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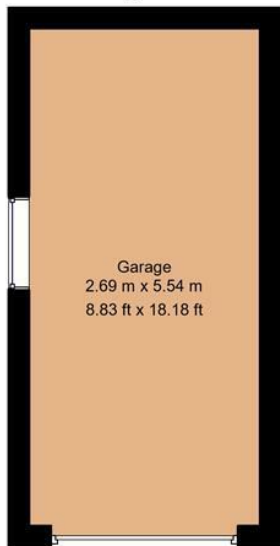
## LIFE IN SHIREBROOK

*Life in Shirebrook offers a balance of convenience and community living, making it a popular choice for families, first-time buyers, and commuters alike.*

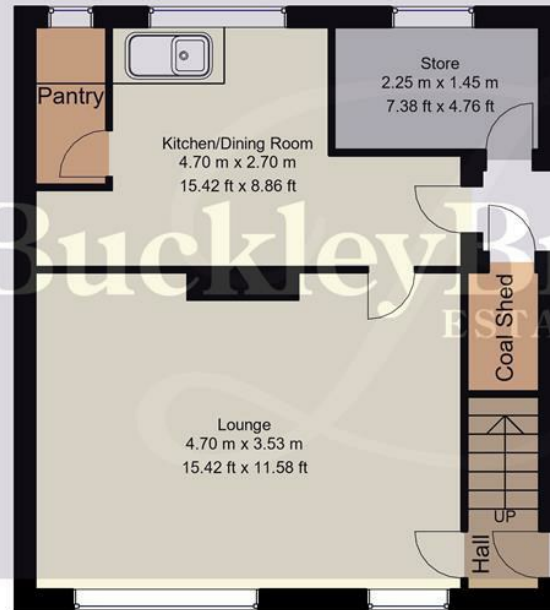
The town benefits from a range of local amenities including shops, supermarkets, schools, cafes, and leisure facilities, while nearby transport links provide easy access to surrounding towns and cities. Surrounded by countryside and green spaces, residents can also enjoy outdoor walks and recreational activities, combining everyday practicality with a relaxed lifestyle.



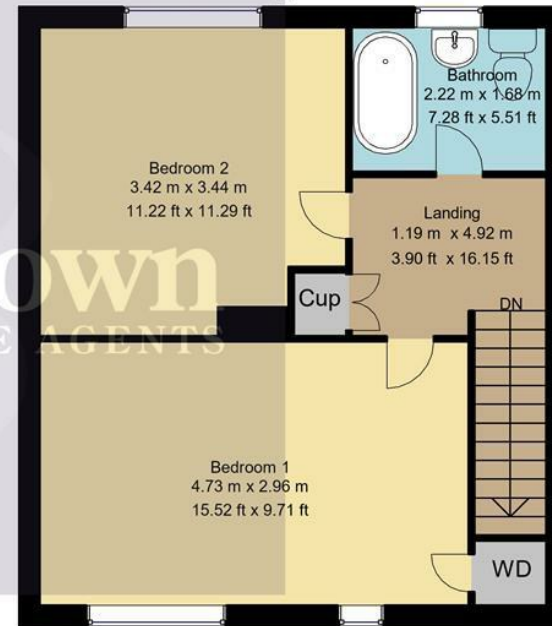
Garage  
17sq.m/180.42sq.ft  
Approx



Ground Floor  
37sq.m/396.99sq.ft  
Approx



First Floor  
39sq.m/417.57sq.ft  
Approx



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

Two Bedroom Semi-Detached Property

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Situated in Shirebrook

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Ideal Renovation Opportunity

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Spacious Lounge

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Kitchen/Dining Room

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First Floor Family Bathroom

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Well-Maintained Rear Garden

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Mature Shrubs and Trees

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These particulars are intended as a guide only and do not form part of any offer or contract. All descriptions, measurements, images and plans are provided for illustration purposes and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information. Buckley Brown Estate Agents accept no liability for any loss arising from reliance on these details.

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exceptional representation.

Let's Chat.

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