

Mansfield Road, Brinsley, NG16 5AE

£170,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Victorian Semi Detached Home
- 2 Double Bedrooms
- Modern Open Plan Dining Kitchen
- Open Views to The Front & Rear
- Popular Residential Location
- Ideal First Home
- Excellent Road & Public Transport Links
- Fully Renovated

Our Seller says....

want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
7 Days a week  
or email  
mail@watsons-residential.co.uk  
Ref - 29352782

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* DO YOU BELIEVE IN LOVE AT FIRST SIGHT? \*\*\* You will when you step over the threshold of this wonderful 2 bedroom semi detached home! Located in the desirable village of Brinsley with countryside views to both front and rear this stylish home is perfect for a first time buyer as the current owner has completely re-furbished the property to a very high standard! The stylish and contemporary accommodation comprises; living room, dining room which flows into the stunning navy blue fitted kitchen, stairs rise to the first floor where you will find 2 generous bedrooms and a wonderful modern fitted bathroom. The outside boasts a landscaped rear garden with wonderful views over open countryside and boasts 2 patios and a lawn area. This home is located only a short drive from Eastwood and has easy access to many great amenities, public transport passes the front door and easy access to the A610/M1 being only a short drive away! To fall in love with your next home call our sales team today to book your viewing!

Ground Floor

Lounge

Entrance door to the front, UPVC double glazed window to the front and radiator. Open to the dining area.

Dining Area

3.55m x 3.53m (11' 8" x 11' 7") UPVC double glazed window to the side, radiator, feature fireplace, storage cupboard stairs to first floor.

Kitchen Area

3.39m x 3.08m (11' 1" x 10' 1") A range of matching wall and base units, worksurfaces incorporating an inset 1.5 bowl stainless steel sink & drainer unit. Integrated appliances including electric oven, electric hob with extractor fan over, fridge, freezer, and dishwasher. Plumbing for washing machine, uPVC double glazed window to the rear, ceiling spotlights, radiator, wood effect laminate flooring and door to rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
Made with Metropix 12/25

First Floor

Landing

Doors to both bedrooms and bathroom/ Access to the attic (partly boarded).

Bedroom 1

3.62m x 2.86m (11' 11" x 9' 5") UPVC to the rear and radiator.

Bedroom 2

3.66m x 3.50m (12' 0" x 11' 6") UPVC double glazed window to the front, storage cupboard housing combination boiler and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink, bath with mains fed shower over. Obscured uPVC double glazed window to the front, heated towel rail and ceiling spotlights.

Outside

To the front of the property is a small garden palisaded by original brickwork. The low maintenance rear garden offers a good level of privacy with open views and comprises a paved patio seating area, turfed lawn and a further paved patio seating area perfect for taking in the open views. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.