

3 bedroom semi-detached house for sale, Budby Crescent, Meden Vale, Mansfield NG



Location **Yorkshire and the Humber, South Yorkshire**
<https://www.freedasz.co.uk/x-163589-z>

NO UPWARD CHAIN Leaders are pleased to welcome to the market this well presented and spacious semi detached property for sale onto the open market. This property has the benefit of solid fuel central heating and double glazing. The accommodation comprises of entrance hallway, lounge, dining kitchen, downstairs w.c and utility room to the ground floor, to the first floor there are three good sized bedrooms, shower room and separate w.c. There are gardens to the front and rear of the property which are laid mainly to lawn and offers a good degree of privacy. This property is situated in a residential location and is ideal for first time buyers or investors, internal viewing is highly recommended to fully appreciate the level of accommodation this property has to offer. Porch / Entrance Hallway Having double glazed front entrance door to the front elevation, under stairs storage, door to downstairs w.c and stairs rising to the first floor accommodation. Lounge 3.6 x 4.9 (11'9" x 16'0") Having double glazed window to the front elevation, radiator and coving to ceiling. Kitchen / Dining Area 3.6 x 4.3 (11'9" x 14'1") Having a range of wall and base units with butchers block effect work surfaces over, stainless steel sink unit with mixer tap, oven and hob with extractor fan over, double glazed window and door to the rear elevation, radiator and tiled flooring. Utility Room 2.2 x 1.5 (7'2" x 4'11") Having plumbing for automatic washing machine and space for tumble dryer. Downstairs W.C Having low level wc and tiled flooring. Landing Bedroom One Having double glazed window to the rear elevation, radiator and laminate flooring. Bedroom Two 3.7 x 3.3 (12'1" x 10'9") Having double glazed window to the rear elevation and radiator. Bedroom Three 2.4 x 3.6 (7'10" x 11'9") Having double glazed window to the front elevation, radiator, airing cupboard and loft access. Separate W.C 1.3 x 0.8 (4'3" x 2'7") Having low level wc, double glazed window to the side elevation and laminate flooring. Shower Room 2.0 x 1.4 (6'6" x 4'7") Having shower cubicle, pedestal wash hand basin, double glazed window, towel rail and spot lights inset to ceiling. Outside To the front of the property the garden is laid mainly to lawn with side access leading to the rear of the property. To the rear of the property the garden is very well presented and maintained with lawned garden area, seating area and fencing to boundaries. Disclaimer (MANS) These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a.

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