



**Moorgate Avenue, Pleasley, Mansfield,  
Derbyshire, NG19 8SS**

Price  
**£119,995**

### Property Features

- NICELY PRESENTED
- TWO BEDROOMS
- SEMI DETACHED HOUSE
- DOWNSTAIRS WC
- ENCLOSED REAR GARDEN

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### Property Summary

OAKLEAF HOMES are pleased to offer for sale this BEAUTIFULLY PRESENTED, TWO BEDROOM, SEMI DETACHED HOUSE in the NEW HOUGHTON area of Mansfield. The home has the benefits of a and enclosed garden to the rear and off street parking to the front. This property is bound to be snapped up quickly! DO NOT MISS OUT!! CALL EARLY TO BOOK YOUR VIEWING!!

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Accommodation briefly comprises of:

#### GROUND FLOOR LEVEL

##### ENTRANCE HALL

The entrance hall has a central heating radiator, stairs to the first floor level and doors leading to the kitchen and the lounge.

##### DOWNSTAIRS WC

This room has a two piece suite comprising of wash hand basin and low level flush wc. Frosted window to the side elevation and a heated towel rail.

##### KITCHEN

The kitchen is at the front of the property and is fitted with a range of modern wall and base units with contrasting work surfaces, inset single bowl, single drainer stainless steel sink unit with mixer tap and has an integrated electric double oven and separate gas hob with extractor hood over. There are also integrated fridge/freezer, automatic washing machine, and dishwasher. The floor is tiled and there is a central heating radiator.

##### LOUNGE

The lounge is at the rear of the property and has French doors leading out in to the rear garden. The floor is carpeted and there is a central heating radiator.

#### FIRST FLOOR LEVEL

##### BEDROOM ONE

The main bedroom has a built in wardrobe, central heating radiator and window to the front elevation. There is an en-suite shower room fitted with a shower cubicle, wash hand basin and a low level flush wc. Frosted window to the front elevation and a central heating radiator.

##### BEDROOM TWO

The second bedroom has a central heating radiator and a window to the rear elevation.

##### BATHROOM

The family bathroom has a modern, white, three piece suite which comprised of a panelled bath, pedestal wash hand basin and low level flush. There is a chrome heated towel rail and the walls are half tiled.

##### EXTERNAL

The front of the property has a lawn and is open plan. The side provides off street parking and the rear has an enclosed garden which is split level. The lower level is paved and provides a larger than average patio area which would be ideal for outdoor entertaining and the upper level is lawned.

## Map

