



Shelley Avenue

Mansfield Woodhouse



£0

(Chadwells
Estate & Letting Agents





*Pack your bags and move straight
in to this lovely home....*





Shelley Avenue





Welcome

Chadwells are delighted to offer for sale this well presented two bedroom semi detached home. The living accommodation in brief comprises hall, lounge, kitchen/diner, two double bedrooms and a family bathroom. Outside the home has ample off-road parking and an enclosed low maintenance rear garden. the current owners have maintained the property well, with its modern fixtures and fitting and low maintenance gardens this home is perfect for first time buyers! Situated in the popular residential area of Mansfield Woohouse and just a short stroll for the main high street, the home is ideally situated having excellent road network links and being in close proximity to local schools and amenities. Call us today to arrange a viewing, we don't think this one will be around for long.



Step inside...

Entrance Hall

Enter through the composite door into the entrance hall with laminate flooring, stairs off to the first floor and a door leading into the lounge.

Lounge 14' 9" x 12' 6" (4.49m x 3.80m)

The spacious lounge has laminate flooring, radiator, TV point, a large bay window to the front aspect and door's to the entrance hall and kitchen.

Kirtchen 14' 5" x 9' 1" (4.39m x 2.76m)

The kitchen is fitted with wall and base unit, roll top worksurface's with inset composite sink, drainer and mixer tap. Space and plumbing for washing machine, free standing fridge/ freezer and cooker with extractor hood above. Tile effect laminate flooring, tiled splash backs and a door that leads to the understairs storage and cloakroom. A uPVC door and window to the rear aspect.

Cloakroom

With low flush WC, laminate flooring and obscure window to the side aspect.

Understairs Storage

understairs storage with power for tumble dryer.

Landing

With carpet flooring, loft access and doors leading to the two bedrooms and family bathroom.

Master Bedroom 17' 11" x 8' 10" (5.46m x 2.70m)

The master bedroom has laminate flooring, dual aspect windows and radiator.

Bedroom Two 9' 2" x 12' 2" (2.80m x 3.71m)

With carpet flooring, radiator and uPVC window to the rear aspect.

Family Bathroom 7' 10" x 8' 9" (2.40m x 2.67m)

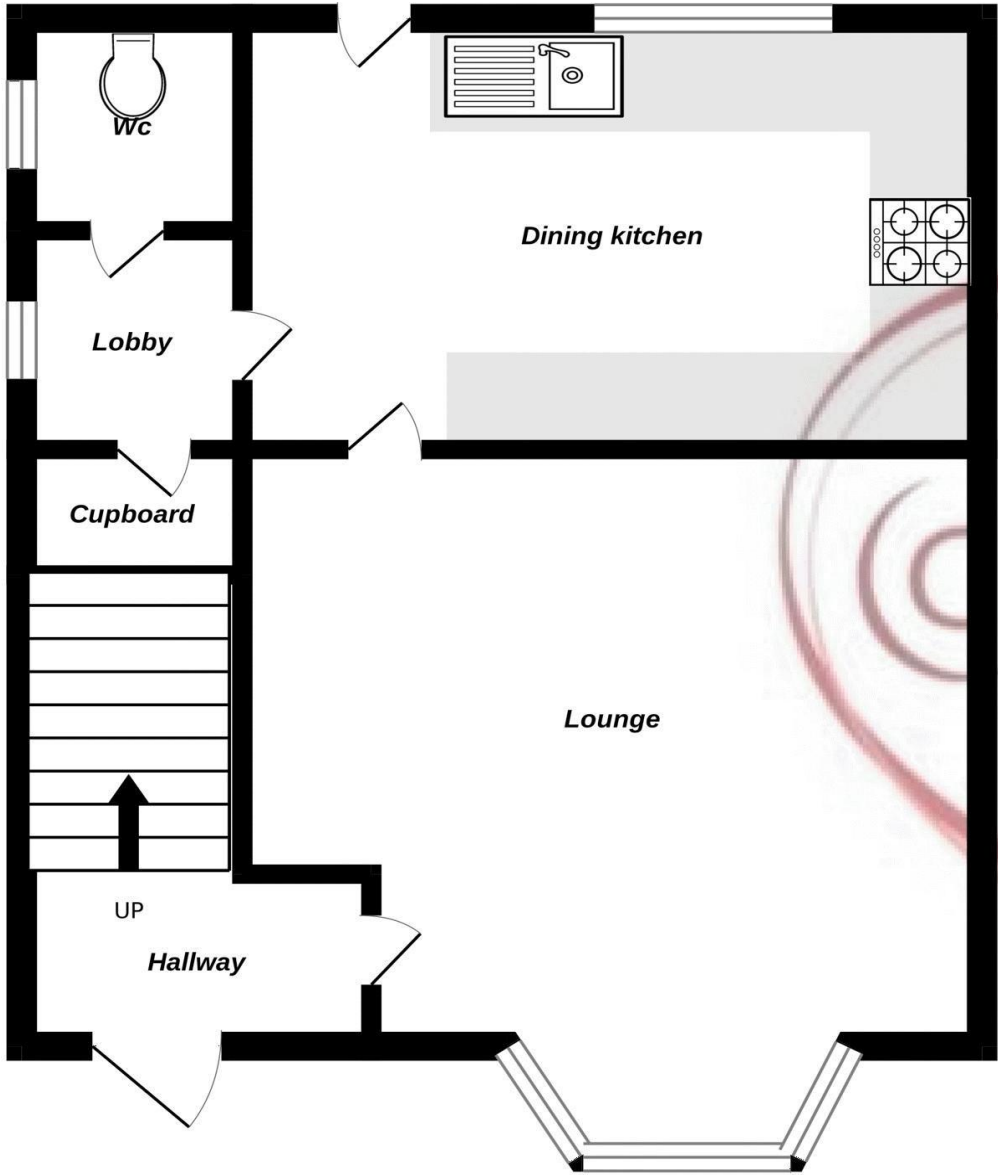
The family bathroom is fitted with a three piece suite comprising low flush WC, hand wash basin and a large corner bath complete with Jacuzzi jets and side power shower jets. The bath is also fitted with a radio and mood lighting. Fully tiled walls and floor, radiator and obscure window to the resar aspect.

Outside

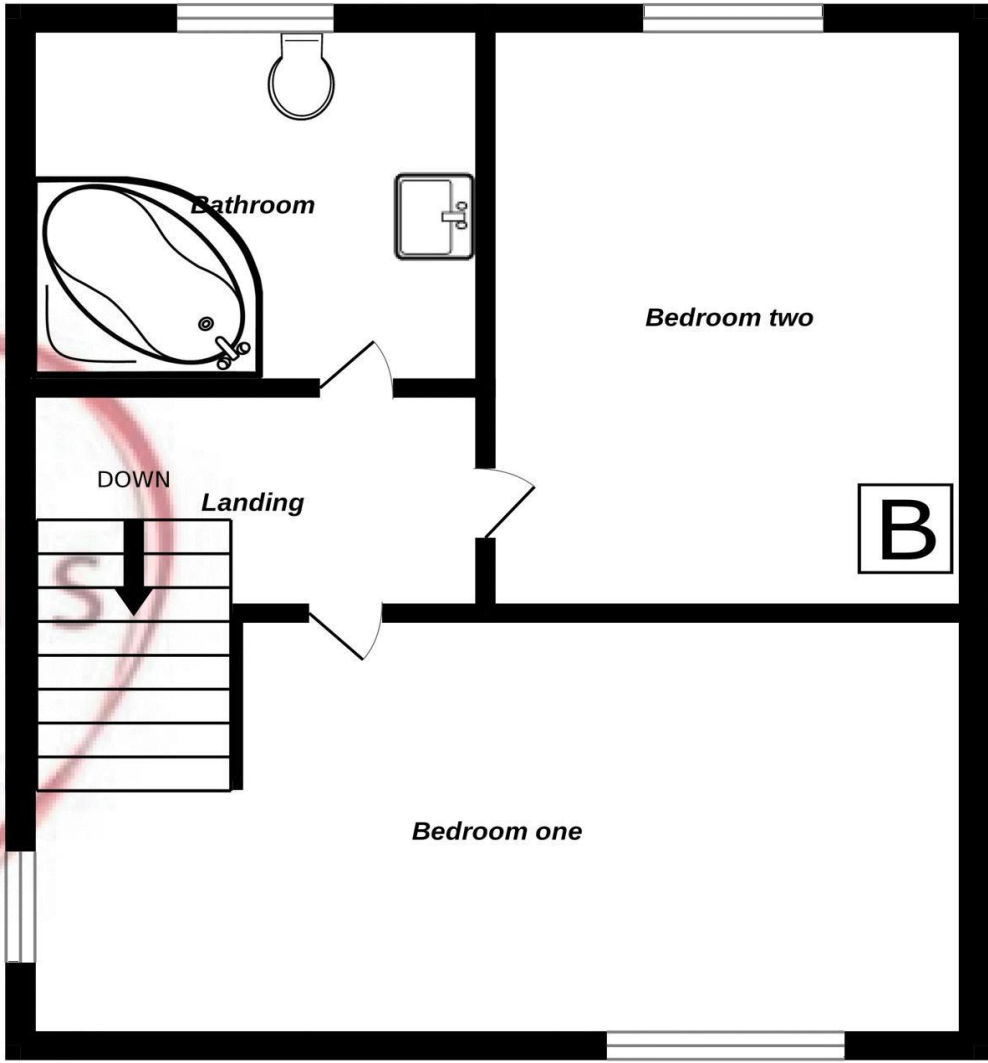
The front of the property is fenced and has an area laid to artificial lawn with potted floors and stone slate border. There is a shared driveway which leads to a private driveway to allow for off road parking. Electric car charging point. The rear garden is laid mainly to artificial lawn, a patio area for seating and an area laid to slate stone for off road parking, Gated access to the driveway and an array of potted plants.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



1st Floor



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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you'd like to view this amazing
property, give us a call.

We'd Love To Show You Around!

Telephone: 01623 861 861

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