



£125,000 Freehold

89 PARK HALL ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8PY

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ESTATE AGENTS

A GREAT OPPORTUNITY ...

Situated in the sought-after area of Mansfield Woodhouse, this property offers a fantastic opportunity for those looking to take on a renovation project. With plenty of potential and a great location close to local amenities, schools, and transport links, it's an ideal chance to create a home tailored to your taste.

On the ground floor, you'll find a spacious living room, a perfect blank canvas ready to make your own. There's also a dining room and kitchen, both offering plenty of scope for modernisation, along with a convenient downstairs WC.

The first floor hosts three generously sized bedrooms and a family bathroom fitted with a bath, providing a great layout for family living once updated.

Externally, the property features a rear garden with huge potential, complete with a shed and coal room, while to the front there is a driveway and lawn area, offering both curb appeal and practicality.





Hall

Hallway upon entrance to the property.

Living Room 12'0" x 12'11"

Carpeted living room with storage heater, feature fireplace. Window to the front elevation.

Dining Room 10'4" x 9'6"

Carpeted dining room with ample space for your desired dining furniture and a window to the rear elevation.

Kitchen 6'5" x 7'11"

Cabinets with integrated appliances, space for more and an inset sink. Window to the side elevation along with handy built in cupboards for extra storage space.

Hall

Hallway leading to the coal room.

WC

Low flush WC.

Landing

Landing leading to the first floor.

Bedroom One 12'4" x 13'0"

Spacious main bedroom with carpeted flooring, storage heater and a window to the front elevation.

Bedroom Two 11'1" x 9'6"

Spacious bedroom with carpeted flooring, storage heater and a window to the rear elevation. Built in wardrobe.

Bedroom Three 7'11" x 9'5"

Bedroom with carpeted flooring, storage heater and a window to the front elevation.

Bathroom 5'6" x 5'3"

Two piece suite with bath and hand wash basin.

Outside

Lawn area to the front along with a driveway. To the rear is a spacious garden with lots of potential.

Shed 5'10" x 6'8"

Ideal for storage.

Coal Room 3'1" x 6'8"

Ideal for storage.

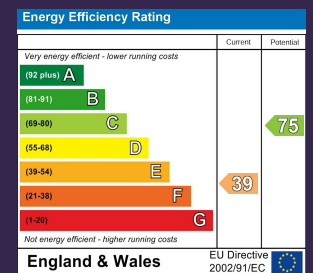




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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MANSFIELD WOODHOUSE
MANSFIELD
NG19 8PY



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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