



171 Portland Street
New Houghton, Nottinghamshire NG19 8SZ
Offers Over £120,000

- A PROMINENT, TWO BEDROOM END TERRACE, WORTHY OF AN INTERNAL VIEWING
- ENTRANCE AREA, WITH TWO SEPARATE RECEPTION ROOMS TO THE LEFT AND RIGHT
- FIRST FLOOR WITH TWO BEDROOMS AND CONTEMPORARY MODERN BATHROOM
- IDEAL FOR THE FIRST TIME BUYER OR BUY TO LET INVESTOR (POTENTIAL RENT £700PCM)
- WELL PRESENTED AND HAVING COMBINATION BOILER AND UPVC DOUBLE GLAZING
- FITTED KITCHEN WITH BUILT IN OVEN AND HOB AND UTILITY ROOM TO THE FAR END
- PLEASANT REAR GARDEN, WITH SHRUB BORDERS AND PARKING TO THE FAR END
- LOCAL AMENITIES AVAILABLE BUT HAVING ACCESS TO MANSFIELD AND THE M1 MOTORWAY

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS

Leave Mansfield on the A617 Chesterfield Road South, then becoming Chesterfield Road North. At the large roundabout at Pleasley, take the third exit onto Rotherham Road. Portland Street is further down here on the right, with the property immediately facing you.

ACCOMMODATION COMPRISES

ENTRANCE AREA

UPVC front doors. Stairs facing you and reception rooms to your left and right.

LOUNGE

12'8 x 10'8 (3.86m x 3.25m)

Double UPVC aspect. Rustic brick chimney breast and ornamental fireplace. Two radiators. Housing for the gas meter.

DINING ROOM

12'7 x 11'3 (3.84m x 3.43m)

Rustic brick chimney breast and ornamental fireplace. Double UPVC aspect, radiator and under stair cupboard. Opening through to the kitchen.



KITCHEN

11'4 x 6'3 (3.45m x 1.91m)

Having wall and base fitments, work tops and stainless-steel sink unit and single drainer. Built in electric oven, grill and separate induction hob. UPVC double glazed door and window. Radiator.

UTILITY

6'4 x 5'7 (1.93m x 1.70m)

Fitted work top, tiled flooring, UPVC window and wall mounted combination boiler.

FIRST FLOOR

LANDING

BEDROOM ONE

12'6 x 11' (3.81m x 3.35m)

UPVC double aspect, radiator and built in storage.



BEDROOM TWO

11'6 x 6'5 (3.51m x 1.96m)

UPVC double glazed window. Radiator.



BATHROOM

Comprising panelled bath, counter-top basin over vanity fitment and WC. Electric shower, fully tiled surrounds, chrome heated towel rail and UPVC obscure glaze.



OUTSIDE

There is a pleasant rear garden to the property, with several shrubs and what was a grassed area (it might grow back !). Beyond this there is tandem length parking, accessed via a service road.



The property is in council tax band A (Bolsover District Council).

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5675/22.06.2024

