



**Portland Street, New Houghton Mansfield NG19 8SZ**



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## **Portland Street, New Houghton Mansfield**

**\*\*Guide Price £110,000 - £120,000\*\*** This mid-terrace home offers a bright front living/dining room, rear kitchen with a useful WC/utility, two well proportioned bedrooms upstairs alongside a spacious bathroom. Outside, a long rear garden leads to a private garage.

### **Living/Dining Room**

Positioned at the front of the property, is the living/ dining room, with a comfortable living area near the front window, ideal for sofas and media setup, a dining zone toward the rear of the room, close to the doorway leading to the kitchen. The long rectangular shape makes it easy to create distinct zones without feeling cramped, giving the room a calmer, more relaxed feel.

### **Kitchen**

The kitchen sits at the rear of the house, with a very practical, purposeful feel. The worktops and cabinets arranged along the walls allows for an efficient cooking environment.

### **W.C./Utility**

Just off the kitchen is the compact WC and utility room, a cosy but highly functional space that supports the rest of the home. The downstairs toilet is discreetly positioned and convenient for guests or quick use during the day.

### **Stairway/Landing**

The stairs rise from the front of the property, where at the top, the landing forms a cozy, tidy central space that gives direct access to both bedrooms and the bathroom

### **Bedroom 1**

The first bedroom on the upper floor is a nice sized room with a comfortable and versatile feel, and enough space for a double bed, wardrobe, and additional storage without feeling tight. its shape allows for multiple furniture configurations, making it suitable as a guest room, a child's bedroom, or even a home office if needed.

### **Bedroom 2**

The second bedroom is slightly larger and naturally becomes the main bedroom. Its extra width and length give it a more generous feel, allowing for a larger bed and more substantial storage options. It has a calm, restful quality that suits a primary sleeping space, and its proportions make it easy to create a balanced, well-organised layout.

### **Bathroom**

The bathroom sits at the rear of the property and is spacious enough to accommodate a full suite. It can easily house a bath or shower, a basin, a toilet, and additional storage such as shelving or a vanity unit.

### **Rear Garden/ Garage**

To the rear of the property, accessed through the kitchen, is a long rear garden creating a deep, open outdoor area that feels private and spacious. As you walk toward the far end, the garden leads directly to a private garage, giving the property secure parking and convenient rear access while keeping the main outdoor area peaceful and uncluttered.





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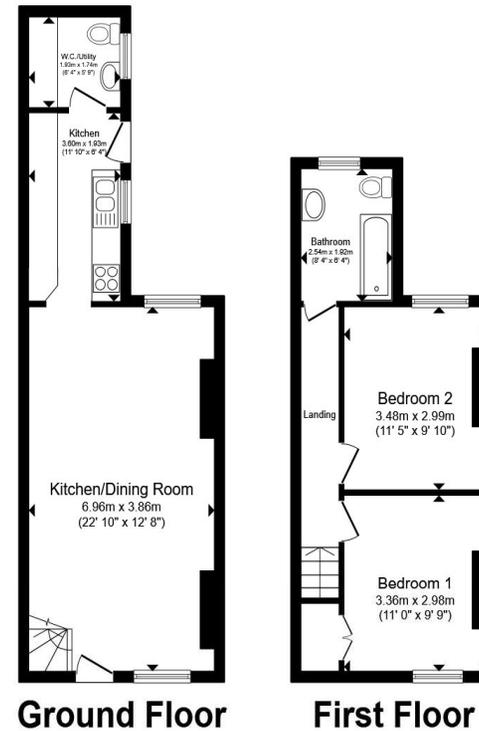
- **\*\*Guide Price £110,000 - £120,000\*\***
- Council Tax Band A
- Garage To The Rear
- Rear Garden
- Downstairs W.C/ Utility room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£110,000**



Total floor area 69.5 m<sup>2</sup> (748 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:

CSF104052 - 0005

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 william h brown



**01246 204492**



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



[williamhbrown.co.uk](http://williamhbrown.co.uk)