

Offers Over £250,000 Freehold

68 PARK HALL ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8PU

BuckleyBrown ESTATE AGENTS

READY TO MAKE THIS YOUR OWN. Positioned on the charming Park Hall Road in Mansfield Woodhouse, this delightful three-bedroom detached house offers a wonderful opportunity for those seeking a home with character and potential. Built in 1954, the property is situated in a peaceful neighbourhood, providing a perfect balance of tranquillity and convenience, with local amenities and transport links just a short distance away.

Upon entering the ground floor, you will find a spacious living area that exudes a warm and inviting atmosphere. There is also a separate dining area, perfect for family meals or entertaining guests. Complemented by sliding doors opening to the rear elevation. The kitchen, while in need of modernisation, is well-maintained and offers ample space for culinary creativity. The overall condition of the property is good, presenting a blank canvas for those looking to add their personal touch.

Moving upstairs, the property boasts three well-proportioned bedrooms, each offering a blank canvas to make your own. The bedrooms are filled with natural light, creating a bright and airy feel. Just off the landing there is a three piece wet room.

Outside, the property features a generous garden that offers great scope for landscaping and outdoor activities. The garden is a perfect space for children to play or for hosting summer barbecues with family and friends. Additionally, there is off-street parking available via a driveway and garage, ensuring convenience for residents and visitors alike. This property is a fantastic opportunity for those looking to create their dream home in a desirable location.

Call now to book a viewing!









Porch
Arched open porch way giving access to the front door.

Hallway
Entrance hall with windows to the front, under the stairs storage cabinet and leading access into;

Living Room 11'11" x 12'1"
Carpeted reception room with central heating and a bay window to the front elevation.

Dining Room 10'10" x 12'5"
Versatile dining area with carpeted flooring, a feature fireplace and sliding doors opening to the rear elevation.

Kitchen 8'4" x 8'5"
Complete with a range of matching traditional cabinetry, inset sink with drainer, integrated appliances and a window to the side. Further access to the utility.

Utility 5'3" x 6'6"
Ample storage space with a window to the side and an external door to the other side. Access to a downstairs wc.

WC 2'6" x 5'3"
Fitted with a low flush wc and a window to the rear.

Landing
Window to the side and access leading into;

Bedroom One 12'0" x 12'0"
Carpeted flooring, central heating radiator and a bay window to the front.

Bedroom Two 10'11" x 12'0"
Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 7'6" x 6'10"
Carpeted flooring, central heating radiator, built in wardrobe and a window to the front.

Shower Room 8'5" x 8'2"
Three piece wet room with a hand wash basin, low flush WC and shower. Window to the side elevation.

Garage 7'10" x 20'0"
Detached garage accessible from the front elevation with windows to the rear and en external door to the side.

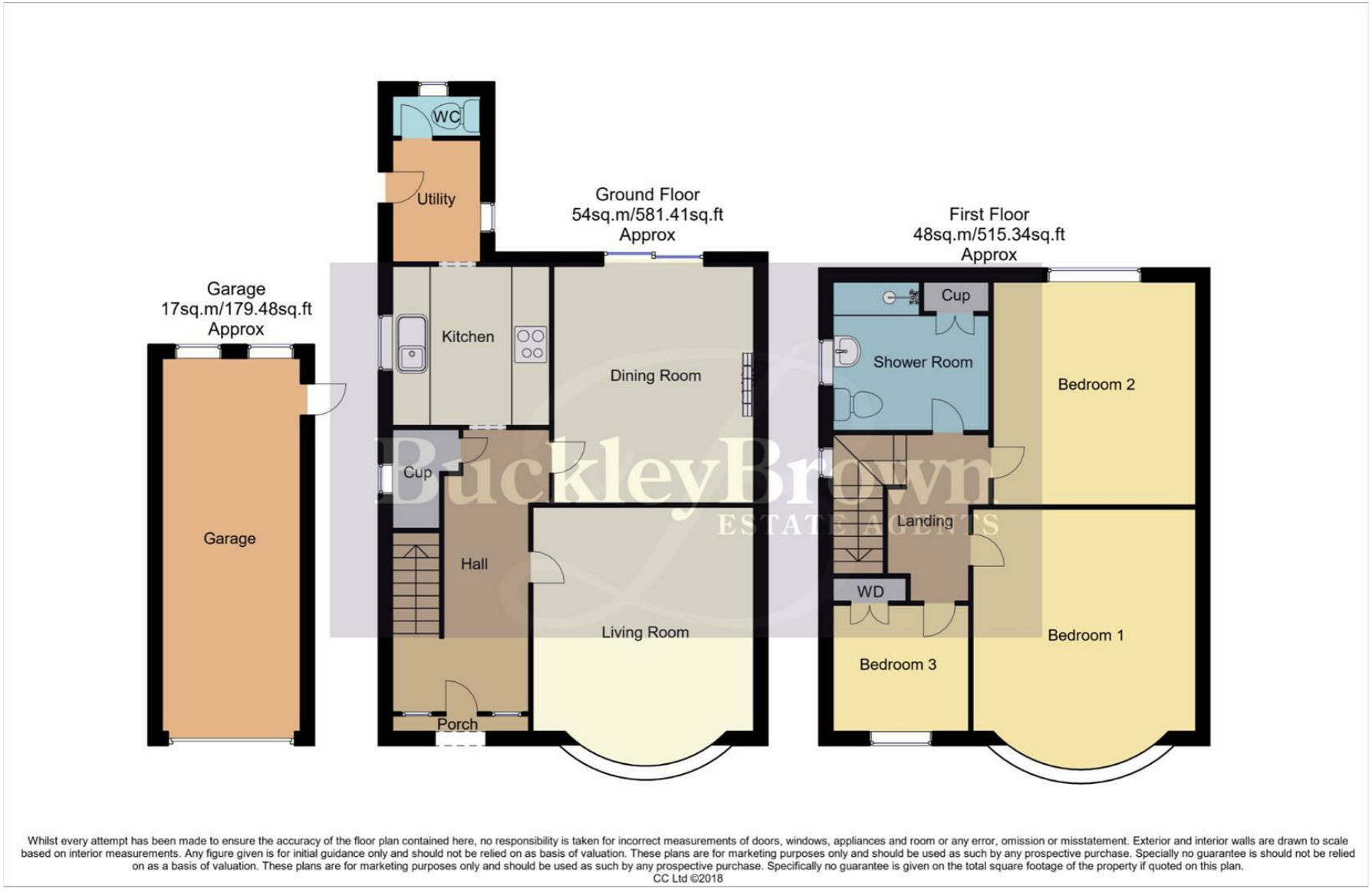
Outside
Generous sized lawn to the front alongside a private driveway and garage. To the rear you will find a well maintained lawn, patio seating area, mature shrubs and fence surround.



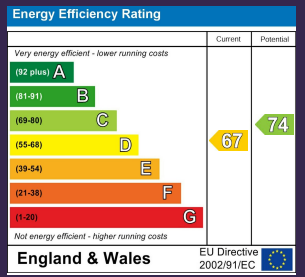








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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