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NG18 1EB

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**55 PARK HALL ROAD  
MANSFIELD WOODHOUSE  
NOTTINGHAM  
NG19 8PT**



**£125,000**

**VIEWING**

By appointment through the selling agent on (01623) 422000  
16 Albert Street, Mansfield, Nottingham, NG18 1EB

**TENURE**

Freehold

- Semi Detached Property
- Deceptively Spacious
- Large Dining Kitchen
- Three Bedrooms
- Refitted Bathroom
- UPVC Double Glazing
- Gas Central Heating
- South East facing Rear Garden
- Potential for Off Street Parking to the front
- Conveniently Located Near to a Variety of Amenities

## 55 PARK HALL ROAD, MANSFIELD WOODHOUSE, NOTTINGHAM

### DIRECTIONS

On leaving our office, turn left heading on to Albert St. continue onto Quaker Way then a slight right onto St. John St. At the traffic signals turn right onto St. Peters Way /A6009 and then left at the next set of traffic lights onto Woodhouse Road/A60. Where the road forks turn left onto Mansfield Road/B6032 continuing onto Church Hill. Go straight on at the first mini roundabout then right at the second mini roundabout onto Welbeck Road. Turn left onto Portland Street then right onto Albert Street, continuing slightly to the right onto Park Hall Road where the property can be easily located by our 'For Sale' board.

**This is a great opportunity to purchase a spacious and well presented three bedroom semi-detached family home occupying an extremely good position within this popular location.**

**There is ample street parking with the opportunity to create off street parking by utilising part of the front garden. Occupying a good size plot with gardens to the front and rear making it ideal for first time buyers or buy-to-let investor. This property will make for a good family home being close to a variety of amenities and local schools.**

The front garden is laid to lawn and there is a pathway leading to the front and side fo the property giving access to the rear.

Canopy over UPVC double glazed front entrance door into:

### HALLWAY

With radiator, ceiling light point, power point and stairs to first floor landing.



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Doorway to:

### DINING KITCHEN

**18' max x 13'6" reducing to 10'6" in the dining area** The hub of this family home offering plenty of storage having a range of wall and base units with roll top work surfaces and coordinated wall and floor tiling. There is a free standing gas oven and grill with four point gas hob, 1 ½ sink with chrome mixer taps, space and plumbing for washing machine, space for fridge freezer, space for dryer, UPVC double glazed windows to three aspects overlooking the side and rear, ceiling light point, numerous power points, radiator and door to access to under stairs storage cupboard.



Doorway to:

### LOUNGE

**18' x 10'6 max** A spacious yet cosy living room which has large UPVC double glazed window to the front and UPVC double glazed patio doors opening onto and overlooking the rear garden, radiator, power point, telephone point, ceiling light point and TV aerial point.



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**FIRST FLOOR LANDING**

With UPVC double glazed window to the rear, access to insulated roof space, double power point and ceiling light point.

White panelled door to:

**BEDROOM ONE**

**13'4" max x 10'4"** A good size double which has UPVC double glazed window to the front, built in storage cupboard, radiator, power points and ceiling light point.



White panelled door to:

**BEDROOM TWO**

**10'9" x 10'** Another double with UPVC double glazed window to the front, built in storage cupboard, thermostatically controlled radiator, power points and ceiling light point.



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White panelled door to:

**BEDROOM THREE**

7'9" x 8' Which has UPVC double glazed window to the rear, fitted airing cupboard housing Baxi combi boiler, radiator, power points and ceiling light point.



White panelled door to:

**BATHROOM**

Modern refitted bathroom with part wall tiling and three piece white suite, comprising panelled bath with tiled surround and electric shower over, pedestal wash hand basin and close coupled W.C with soft close seat. There are two UPVC double glazed opaque windows to the rear, towel rail radiator and ceiling light point.



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### REAR GARDEN

This is a good size garden benefiting from being south east facing getting the sun the majority of the day. The garden is full enclosed incorporating a patio area ideal for outside dining, a raised lawn, useful garden shed, outside tap, outside light and gated access to the front.



**ADDITIONAL INFORMATION**

**Council Tax Band: A**

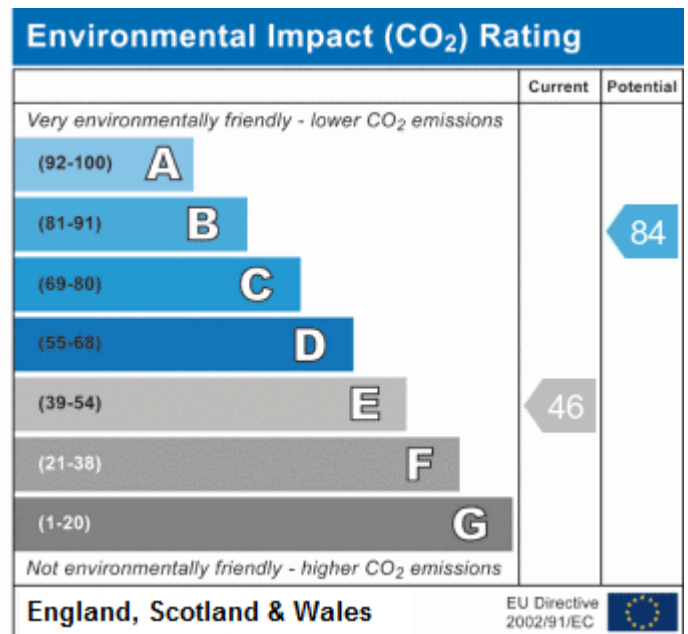
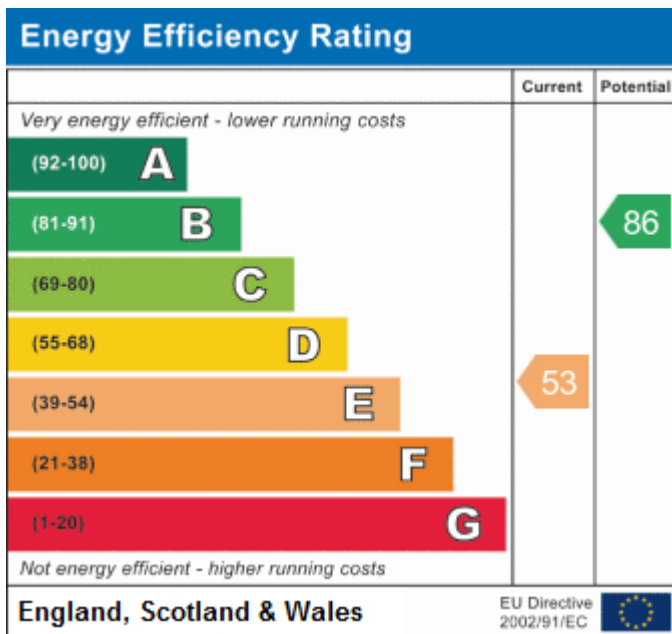
**Local Authority: Mansfield District Council**

**Primary School: Northfield Primary and Nursery**

**Secondary School: The Manor Academy**

**Stamp Duty on Asking Price: Nil (Additional costs may apply if being purchased as a second property.)**

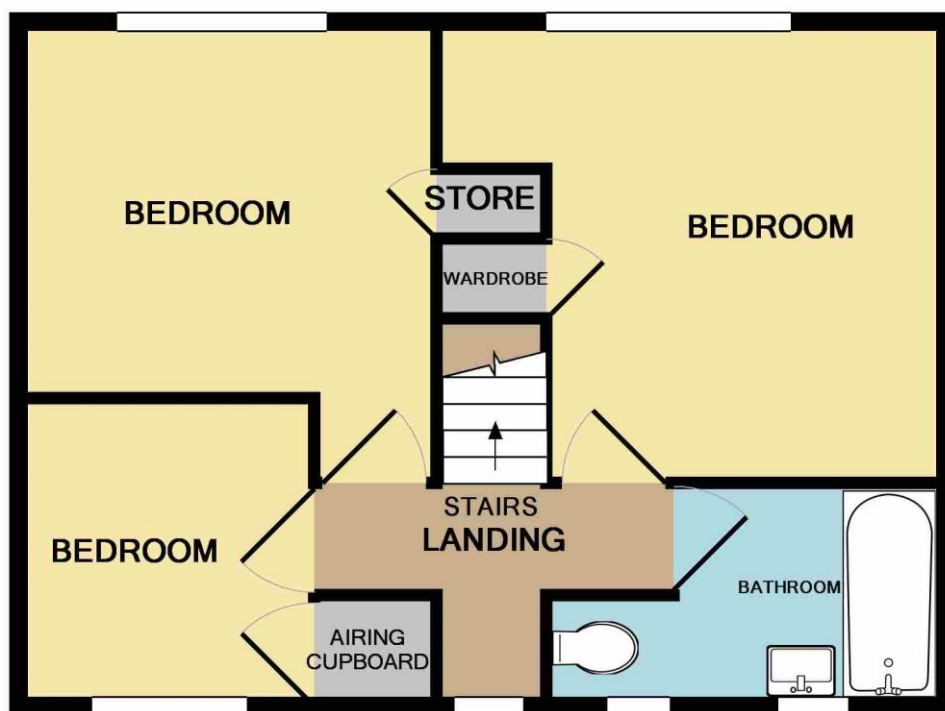
**ENERGY PERFORMANCE RATING**



**FLOOR PLAN**



GROUND FLOOR  
APPROX. FLOOR  
AREA 40.2 SQ.M.  
(433 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 40.8 SQ.M.  
(439 SQ.FT.)



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### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.

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