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**97 PARK HALL ROAD  
MANSFIELD WOODHOUSE  
NOTTINGHAMSHIRE  
NG19 8PX**



**GUIDE PRICE £90,000 - £100,000**

**VIEWING**

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

**TENURE**

Freehold

- Semi-Detached
- Two Double Bedrooms
- Large Lounge Dining Room
- Gas Central Heating
- UPVC Double Glazing
- Front and Rear Gardens
- Potential Off-Street Parking
- Popular Location

## **97 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 semi-detached property is in a popular location and within walking distance to local schools and amenities. The two double bedrooms, large lounge dining room and attractive front and rear gardens make it an ideal first home.**

There is a front garden with canopy over UPVC double glazed entrance door into:

### **HALLWAY**

With radiator, ceiling light point, UPVC double glazed window to the side, double power point and stairs to first floor landing.

White panelled door to:

### **KITCHEN**

**12'6" max x 7'6" max.** The kitchen is fitted with a number of wall and base units with granite effect roll top work surfaces, single drainer stainless steel sink with mixer tap, space and plumbing for washing machine, space for fridge freezer and space for cooker. UPVC double glazed window to the rear, radiator, power points and ceiling light point.



## **97 PARK HALL ROAD, MANSFIELD WOODHOUSE, NOTTINGHAM**

White panelled door to understairs storage and door to:

### **COVERED PASSAGEWAY**

With door with access to front garden, doorway to brick store, door to W.C. and doorway to rear garden.

Door to:

### **LOUNGE DINING ROOM**

**11' x 19'6"**. UPVC double glazed window to the front, ceiling coving, power points, ceiling light points, television aerial point and thermostatically controlled radiator. The dining area has UPVC double glazed patio doors opening onto and overlooking the rear garden, coal effect gas fire, radiator, ceiling light point and ceiling coving.



### **STAIRS TO FIRST FLOOR LANDING**

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

Door to:

### **BEDROOM ONE**

**14' x 9'** UPVC double glazed window to the front, thermostatically controlled radiator, power points, ceiling light points and storage cupboard.





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Door to:

**BEDROOM TWO**

**11' x 10'.** UPVC double glazed window to the rear, radiator, power points, ceiling light point.

Door to:

**BATHROOM**

UPVC double glazed opaque window to the rear, three-piece suite comprising W.C., pedestal wash hand basin and panelled bath with electric shower over. Radiator, ceiling light point and airing cupboard.



**REAR GARDEN**

The rear garden affords a good degree of privacy and is fully enclosed. There is a spacious patio area ideal for outside dining and a good size lawn area with well stocked borders and useful shed to the rear.



**ADDITIONAL INFORMATION**

**Council Tax Band: A**

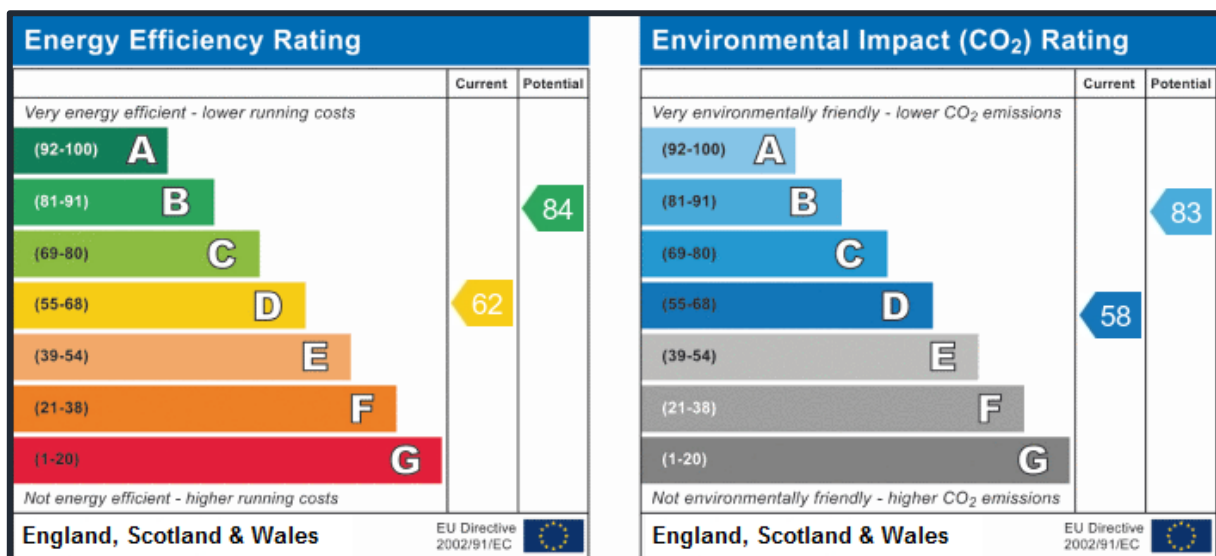
**Local Authority: Mansfield District Council**

**Primary School: Northfield Primary and Nursery**

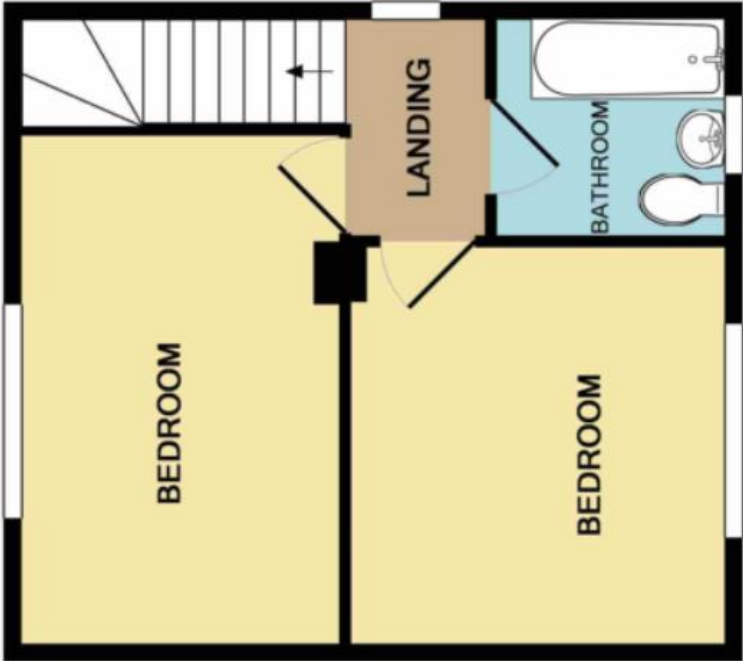
**Secondary School: The Manor Academy**

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

**ENERGY PERFORMANCE RATING**



FLOOR PLAN

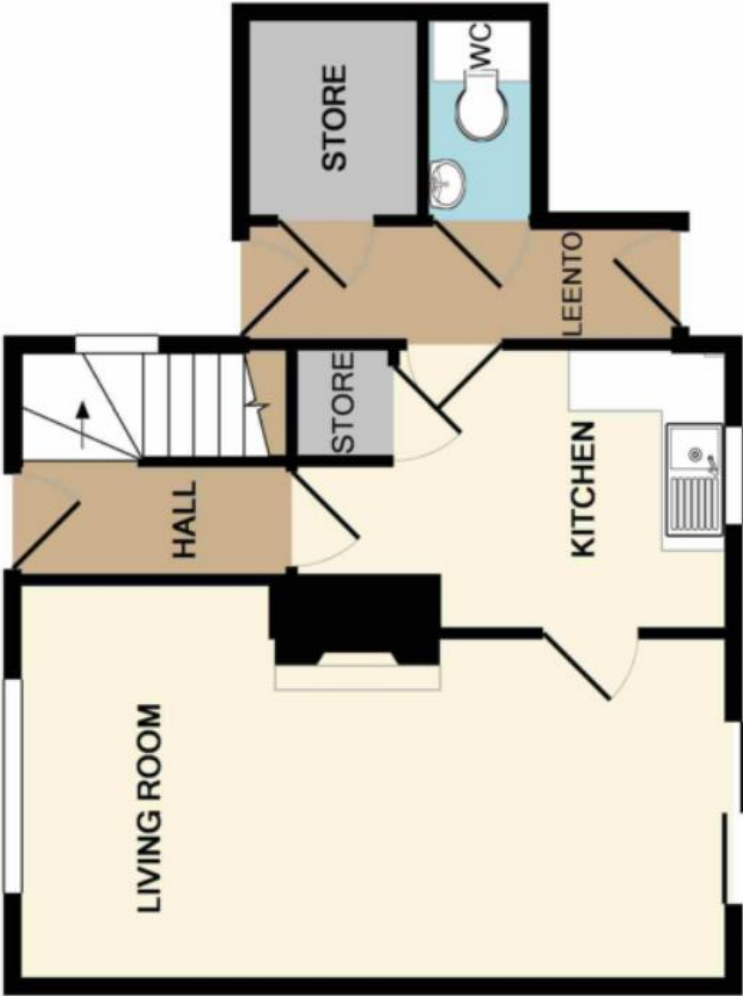


1ST FLOOR  
APPROX. FLOOR  
AREA 31.2 SQ.M.  
(336 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.0 SQ.M. (754 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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GROUND FLOOR  
APPROX. FLOOR  
AREA 38.8 SQ.M.  
(418 SQ.FT.)

## **97 PARK HALL ROAD, MANSFIELD WOODHOUSE, NOTTINGHAM**

### **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.