



£775 Per Month

201 PORTLAND STREET | | NEW HOUGHTON | NG19 8SZ

BuckleyBrown
ESTATE AGENTS

****DEPOSIT ALTERNATIVE AVAILABLE****

Welcome to this recently refurbished terraced house located on Portland Street in New Houghton. This delightful property boasts a generous living space, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you will be greeted by a large reception room that offers a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings with family. Completing the ground floor is a newly-fitted kitchen. Upstairs, the house features two well-proportioned bedrooms as well as a bonus room suited for a home office or nursery, providing ample space for rest and relaxation. The refurbished bathroom is both modern and functional, catering to all your daily needs.

One of the standout features of this property is the expansive rear garden, which offers a wonderful outdoor space for those that love to garden, for children to play, or simply unwinding in the fresh air.

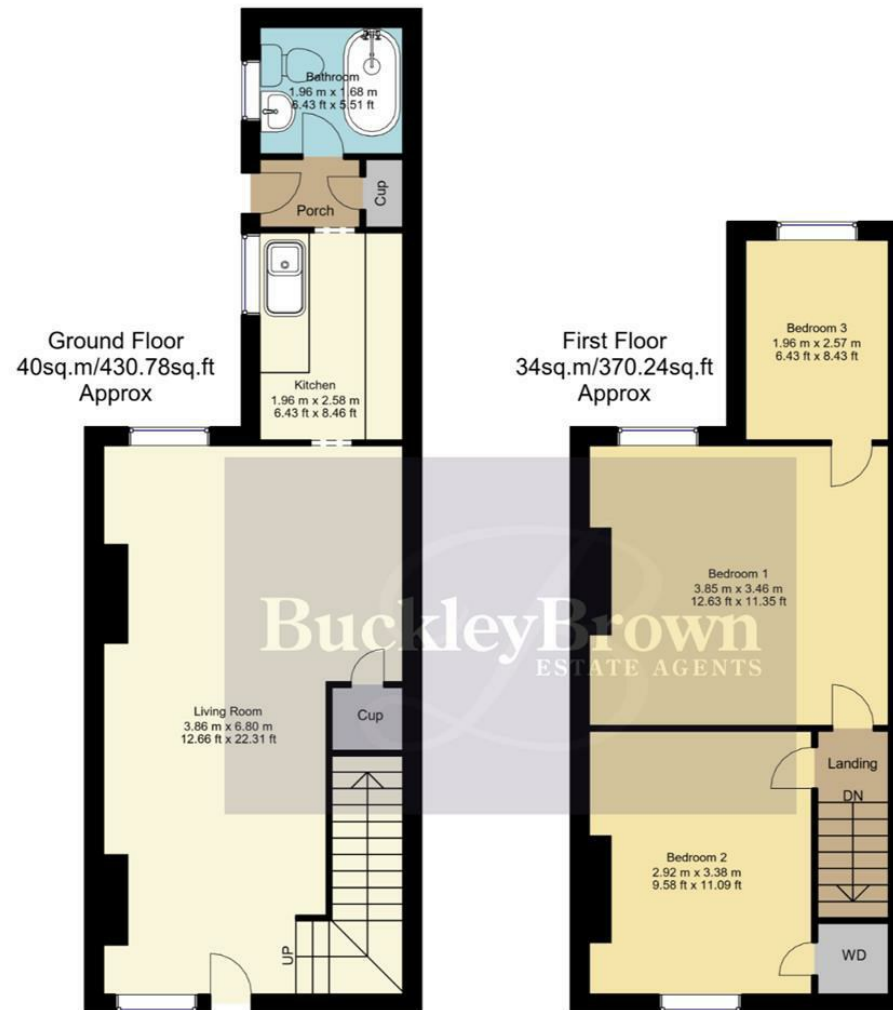
Conveniently situated, this home enjoys good access to the motorway, making commuting and travel straightforward. Whether you are heading to work or exploring the surrounding areas, you will find that this location offers both convenience and comfort.

In summary, this terraced house on Portland Street is a fantastic opportunity for anyone looking for a recently refurbished home with a large garden and excellent transport links. Do not miss the chance to make this lovely property your own!









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 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. Specially 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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