



£150,000 Freehold

41 PARK AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8NA

BuckleyBrown
ESTATE AGENTS

COSY & CONVENIENT!...Situated in the ever-popular area of Mansfield Woodhouse, this fantastic terraced home is one not to be missed. Offering two reception rooms, two well-proportioned bedrooms, and a generous rear garden, the property is perfectly suited to first-time buyers, small families, or investors alike. Ideally located close to local shops, schools, transport links, and a range of amenities, it combines comfort with convenience.

Upon entering the welcoming entrance hall, you are led into the bright and inviting living room positioned at the front of the property, complete with a useful storage cupboard. An archway flows through to the dining room, where a charming multi-fuel burner creates a warm and cosy focal point — perfect for relaxing or entertaining guests. The kitchen is fitted with a range of modern matching units and offers ample worktop space for preparing your favourite meals.

To the first floor, you will find two generously sized bedrooms, with the principal bedroom benefiting from fitted wardrobes providing excellent storage solutions.

Externally, the property features a brick-walled frontage with a path leading to the front door. To the rear, there is a good-sized enclosed garden, mainly laid to lawn, along with a dedicated patio seating area — ideal for outdoor dining. A shed and pergola further enhance the space, making it perfect for enjoying the warmer months.

Early viewing is highly recommended — call now to arrange yours!





Entrance Hall

Housing the stairs to first floor accommodation and giving access to;

Living Room 12'5" x 12'1"

Complete with carpet flooring, window to front elevation, built in storage cupboard, central heating radiator and arch way into the dining room.

Dining Room 12'5" x 13'3"

Complete with laminate flooring, central heating radiator, multi fuel burner and patio doors leading to the rear garden.

Kitchen 8'2" x 12'5"

Complete with a range of matching wall and base units with complimentary work surface above, inset sink and drainer with mixer tap, tiled splash back,

integrated oven with gas hob and extractor above. There is also space and plumbing for essential appliances, spot lights, tiled floors access to under stairs storage, window to rear elevation and door leading outside.

First Floor Landing

Giving access to;

Bedroom One 15'3" x 12'2"

Complete with carpet flooring, two windows to front elevation, central heating radiator and benefits from fitted wardrobes.

Bedroom Two 9'7" x 13'3"

Complete with carpet flooring, window to rear elevation and central heating radiator.



Bathroom 8'3" x 12'5"

Complete with a four piece suite comprising of panelled bath, shower cubicle, vanity hand wash basin and low flush WC. There is a central heating radiator, storage cupboard and window to rear elevation.

Outside

To the front of the property there is a boundary wall with gate access to the front door. To the rear there is good sized garden having a patio seating area, well maintained lawn and with a shed under a wooden pergola providing a great space to enjoy the warmer months.





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. 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.

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

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England & Wales

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