



## 150 Mansfield Road, Worksop

**S80 3AB**

**£225,000**

Viewing is strongly advised on this extended, traditional three bedroom semi-detached house, which is situated in a convenient location on Mansfield Road leading into Worksop Town Centre. The rear, ground floor extension has made the kitchen bigger and created an additional reception room, which adds versatility to the accommodation on offer. The accommodation comprises of entrance hallway, lounge, dining room, extended sitting room, extended kitchen, three bedrooms and bathroom. Outside, the property has off-road parking to the front and a good-sized garden to the rear.

- Traditional Semi-Detached House
- Three Reception Rooms
- Desirable Location
- Single Storey Extension To The Rear.
- Extended Kitchen
- Ideal Family Home
- Three Bedrooms
- Large Rear Garden
- Viewing Strongly Advised

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### Entrance Hall

Upvc double glazed front door to the entrance hallway. Upvc double glazed window to the side. Stairs to the first floor. Radiator.

### Lounge

14'3 into bay x 11'10 (4.34m into bay x 3.61m)

Upvc double glazed bay window to the front. Radiator. Coving. Dado rail. Inset fireplace with wooden mantle.

### Dining Room

12'2 x 11'11 (3.71m x 3.63m)

Electric fire, with marble effect hearth and back and decorative surround. Coving. Radiator. Double doors to the:

### Extended Sitting Room

11'11 x 10'5 (3.63m x 3.18m)

Tiled floor. Upvc double glazed window to the rear. Upvc double glazed door to the rear garden.

### Extended Kitchen

14'2 x 8' max (4.32m x 2.44m max)

Fitted with a range of base and eye level units. Worktop and splash back. Gas hob, electric oven and extractor fan. Plumbing for washing machine. Radiator. Upvc double glazed window to the rear.

### Landing

Upvc double glazed window to the side.

### Bedroom One

10'10 x 9'2 (3.30m x 2.79m)

Fitted sliding door wardrobes. Upvc double glazed window to the front. Radiator. Coving.

### Bedroom Two

12'1 x 10' (3.68m x 3.05m)

Upvc double glazed window to the rear. Sliding door wardrobes. Radiator. Picture rail. Coving.

### Bedroom Three

7'3 x 6'11 (2.21m x 2.11m)

Upvc double glazed window to the side. Radiator.

### Bathroom

Bath with shower tap. Pedestal wash hand basin. Low level W.C. Spotlights. Heated towel rail. Coving.

### Front Garden

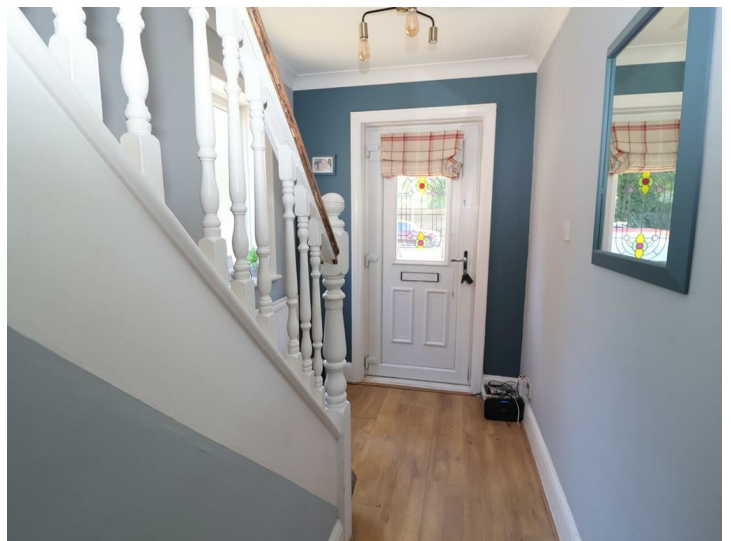
Driveway providing off-road parking. Gravel front. Walling to the front boundary. Access to the rear garden.

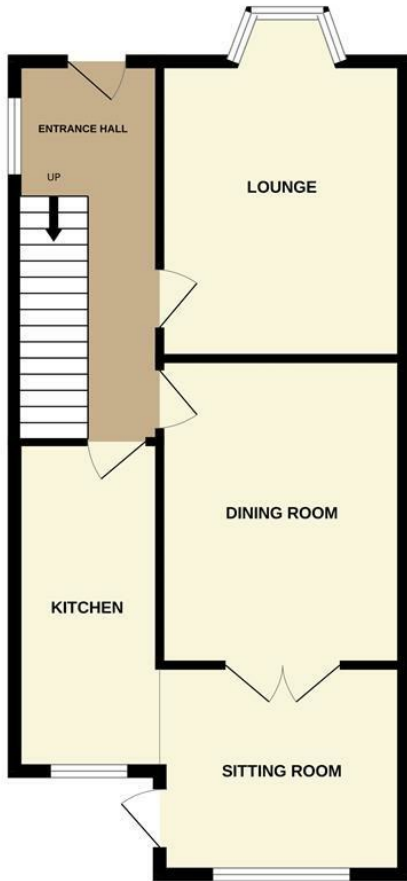
### Rear Garden

A good-sized rear garden, including a paved patio and large lawn area. Fencing to the boundaries.





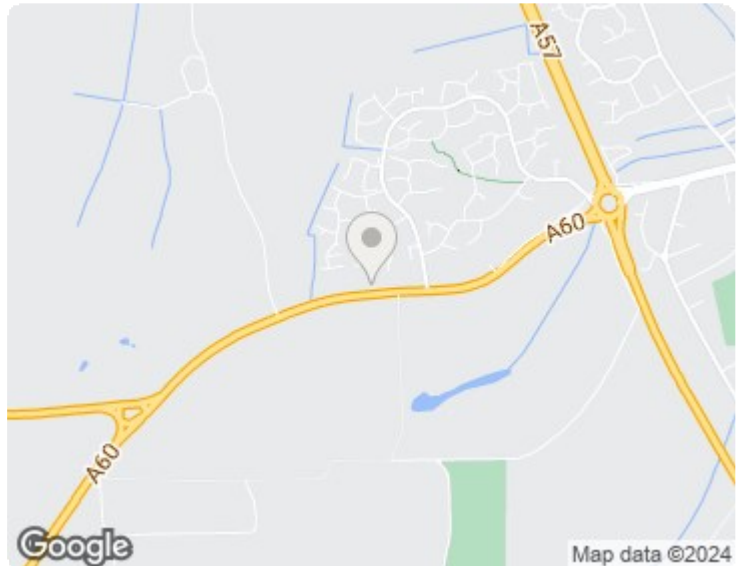




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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You will be required to provide us with financial laundering information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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