



**40 New Street, Worksop  
S80 4QN**

**Offers over £180,000**

LOOKING FOR A PROPERTY WITH POTENTIAL?.....This two bedroom detached house (which we assume was previously a three bedroom) is situated in a cul-de-sac and within a generous plot - having gardens to the front, side and rear. Offering excellent potential for improvement and possible extension (subject to the relevant planning consent), this property would suit a buyer looking for a project to make their home. The accommodation comprises entrance porch, lounge diner and kitchen to the ground floor, with two bedrooms and bathroom to the first floor. Outside, There are mature, established gardens that surround the property and also a gated driveway which leads to the single attached garage. The property offers no upward chain and early viewing is recommended.

- Detached House
- Two Bedrooms - But Assumed To Be Previously Three Bedrooms
- Some Modernisation Required
- Generous Plot, With Possibility To Extend (Subject To Relevant Planning)
- Driveway And Garage
- Cul-De-Sac Location
- Huge Potential For Improvement
- No Upward Chain

locating your ideal home



### Entrance Porch

Upvc double glazed front door to the entrance porch. Door through to:

### Lounge Diner

25' x 14'11" reducing to 7'10" (7.62m x 4.55m reducing to 2.39m)

Stone fireplace with wooden mantle. Upvc double glazed bay window to the front. Upvc double glazed window to the rear. Two radiators. Stairs to the first floor. Coving.

### Kitchen

11'7" x 6'3" (3.53m x 1.91m)

Fitted with base and eye level units. Worktop. Hob, oven and extractor fan. Upvc double glazed window to the rear. Double glazed door to the side.

### Landing

Upvc double glazed window to the side. Loft access. Airing cupboard.

### Bedroom One

14'9" max x 12'6" max (4.50m max x 3.81m max)

Assumed to be 2 bedrooms which have been opened up to create 1 larger bedroom. Two upvc double glazed windows to the front. Two radiators. Sliding mirror wardrobes.

### Bedroom Two

9'5" x 8'7" (2.87m x 2.62m)

Upvc double glazed window to the rear. Radiator. Sliding mirror wardrobes.

### Bathroom

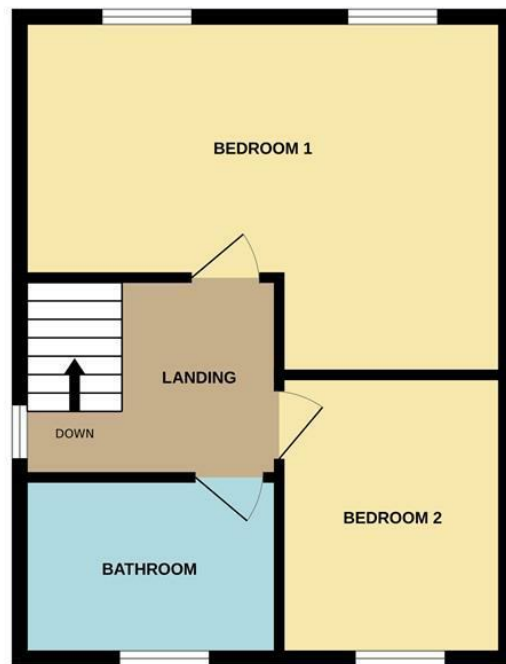
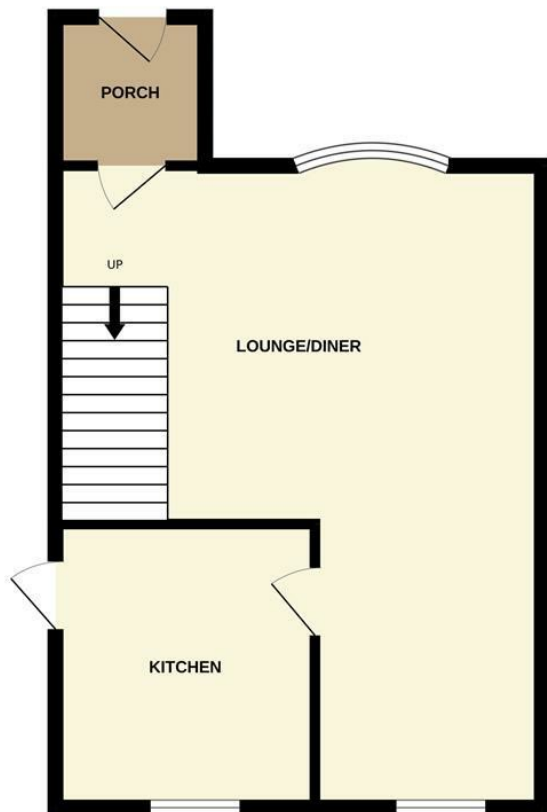
Panelled bath with shower over. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Heated towel rail. Upvc double glazed window to the rear.

### Gardens

A generous plot, with gardens to the front, side and rear, with lawn and mature borders of bushes, plants and trees. Gated paved driveway provides off-road parking and leads to the single attached garage. The garage has an up and over door, power and light connected and window and door to the rear garden. These extensive gardens could provide opportunity to extend the property, subject to the relevant consent.







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) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 70      | 84        |
| 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) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales   |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

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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