



**2 Greenfinch Dale, Worksop  
Nottinghamshire S81 8UL**  
**Offers in the region of £150,000**

NO ONWARD CHAIN

Burrells are delighted to be the selling agents of this inviting 2-bedroom end-terraced property, presented in good condition and an ideal choice for first-time buyers. It offers a well-maintained interior, a cosy living area with electric fire and a functional kitchen. The bedrooms are comfortably sized with ample storage. The property features a manageable garden, perfect for outdoor enjoyment. Located in the desirable area of Gateford with convenient access to local amenities, schools, and transport links, this home provides a great opportunity for those looking to put their personal touch on a property in a welcoming neighborhood.

- NO ONWARD CHAIN
- Ideal First Time Buy
- Popular and Convenient Location
- Two Bedrooms
- Ample Parking
- Enclosed Rear Garden

locating your ideal home



### Entrance Hallway

Upvc Double glazed door leading through to the entrance hall. Stairway leading up to first floor.

### Lounge

9'8" x 12'11" (2.96 x 3.94)

Two upvc windows to the front elevation, electric fire with decorative wood fireplace, radiator, laminate flooring.

### Kitchen/Diner

12'10" x 8'4" (3.93 x 2.56)

Fitted with a range of base and eye level units. Laminate worktop. Fitted gas oven & hob with extractor fan. Plumbing for washing machine & dishwasher. Stainless steel sink unit with mixer tap, Laminate flooring, Radiator. Under stairs cupboard/storage space. Upvc French doors leading to the rear garden.

### Landing

#### Bedroom 1

9'7" x 12'11" (2.94 x 3.96)

Two Upvc double glazed windows to the front elevation, build in cupboard, radiator.

#### Bedroom 2

6'7" x 9'3" (2.02 x 2.84)

Upvc double glazed window to the rear elevation, radiator.

### Bathroom

5'11" x 5'6" (1.81 x 1.69)

Obscure window to the rear, Fully tiled three piece bathroom suite with enclosed bath, shower overhead and glass shower screen, pedestal sink, low flush toilet. Radiator.

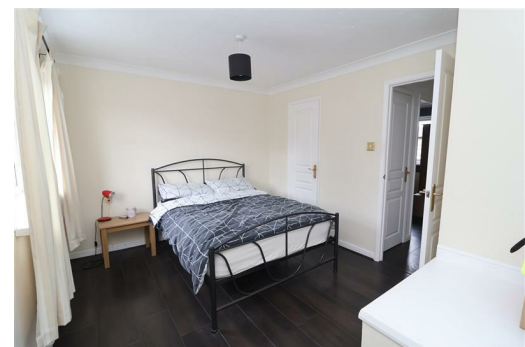
### Outside

#### Rear Garden

To the rear, the garden consists of block paving, lawn area in the middle and a walk way to the wood decking at the bottom of the garden. Fencing to the boundaries. Access at the side to the driveway.

#### Front Aspect

To the front of the property is a low maintenance area along with a side driveway providing off road parking and access to the rear garden.





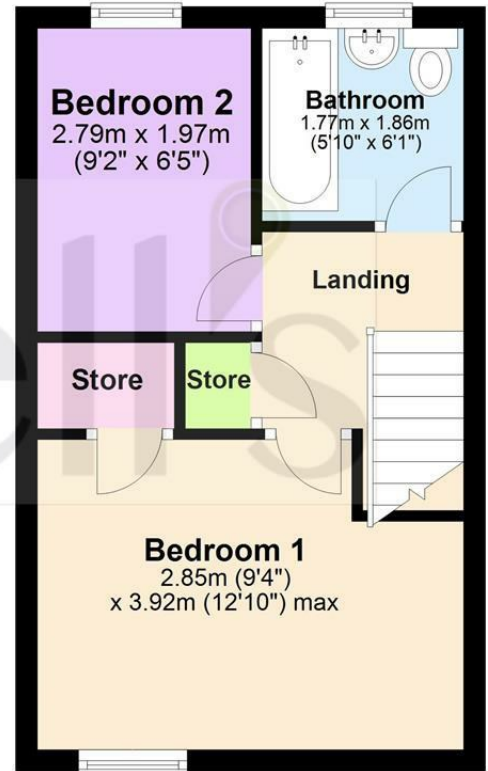
## Ground Floor

Approx. 26.0 sq. metres (280.1 sq. feet)



## First Floor

Approx. 26.0 sq. metres (280.1 sq. feet)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

locating your ideal home

