



**145 Kilton Road, Worksop
S80 2ED**

Guide price £120,000

GUIDE PRICE £120,000 - £130,000

Attention Investors and First Time Buyers.

Burrells are delighted to bring to the market this three bedroom semi detached property with a single storey extension to the rear. This property requires maintenance, it has a damp problem which will need addressing. This property has been valued taking the issues into account, with very little work you would be able to turn this property into a four bedroom (with essential planning & building regs). In brief this property consists of; lounge through to the dining room, galley kitchen through to the extension which has the family bathroom and a storage room. To the first floor are three bedrooms and a separate w/c. To the second floor is the attic room, outside is a rear garden mainly laid to lawn, shared pathway which leads to the front of the property. This property has on-road parking and comes with no onward chain.

This really is an amazing opportunity to get yourself onto the property market or to buy as an investment.

Contact now on 01909475111 option 2 to book a viewing.

- | | | |
|-------------------------------|-----------------------------|---------------------------|
| ▪ Semi Detached House | ▪ Three Bedrooms | ▪ Single Storey Extension |
| ▪ Two Reception Rooms | ▪ New Boiler | ▪ In Need Of Maintenance |
| ▪ Recently Replaced Flat Roof | ▪ Attention Investors & FTB | ▪ No Onward Chain |

locating your ideal home



Ground Floor

Lounge

11'1" x 11'9" (3.4 x 3.6)

Upvc door leading into the lounge, Upvc bay window to the front elevation feature fireplace, decorative beams, access to the first floor via stairs.

Dining Room

11'9" x 11'9" (3.6 x 3.6)

Upvc window to the rear elevation, feature fireplace, storage cupboard through to the galley kitchen;

Kitchen

12'9" x 6'2" (3.9 x 1.9)

Matching wall and base units, roll work top with stainless steel sink and drainer, electric oven with ceramic hob, space for washing machine, fridge/freezer, dishwasher, half tiled splash back.

Family Bathroom

5'2" x 9'6" (1.6 x 2.9)

Upvc obscure window to the rear elevation, three piece bathroom suite which consists of enclosed bath with shower overhead, glass shower screen, pedestal sink and low flush w/c.

Storage Room

Upvc window to the rear elevation.

First Floor

Master Bedroom

11'9" x 11'9" (3.6 x 3.6)

Upvc window to the front elevation, gas central heating radiator.

Bedroom Two

11'9" x 8'10" (3.6 x 2.7)

Upvc window to the rear elevation, gas central heating radiator, access door leading to the attic room.

Bedroom Three

6'2" x 7'10" (1.9 x 2.4)

Upvc window to the rear elevation.

Separate w/c

Obscure window to the rear elevation, low flush w/c pedestal sink.

Second Floor

Attic Room

10'5" x 18'8" (3.2 x 5.7)

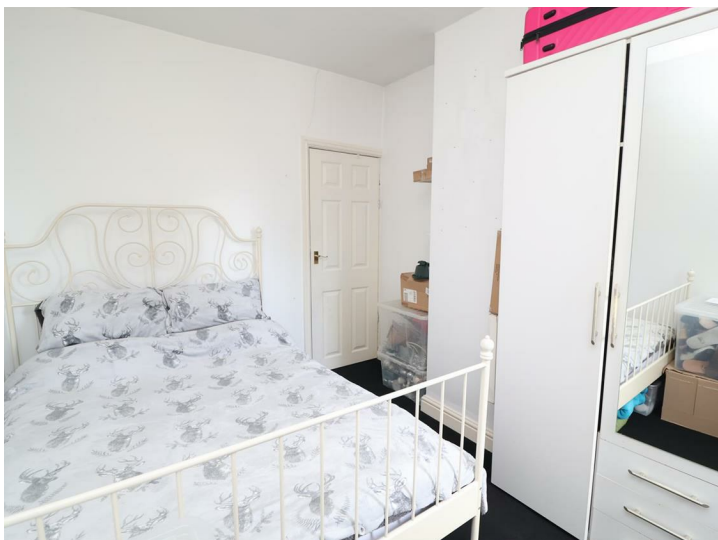
Window to the rear, storage cupboard and lighting.

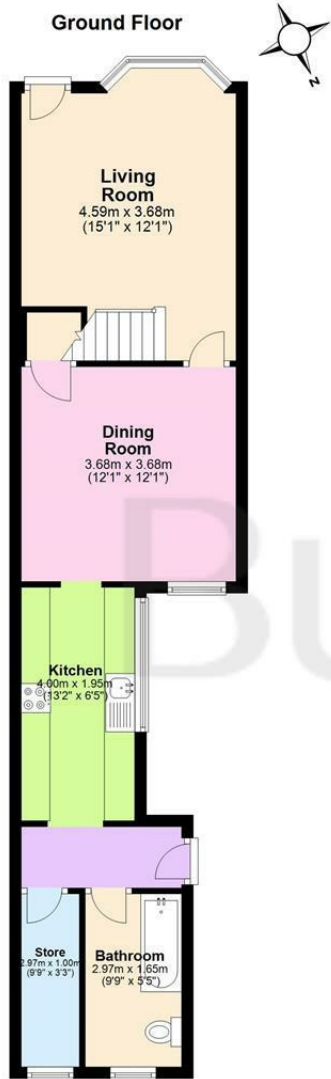
Outside

Outside is a gated rear garden which is fully enclosed, large patio area with a decorative wall, gravel borders, following on to a lawned garden to the rear. Shared archway leading to the front elevation.



Tel: 01909 475111

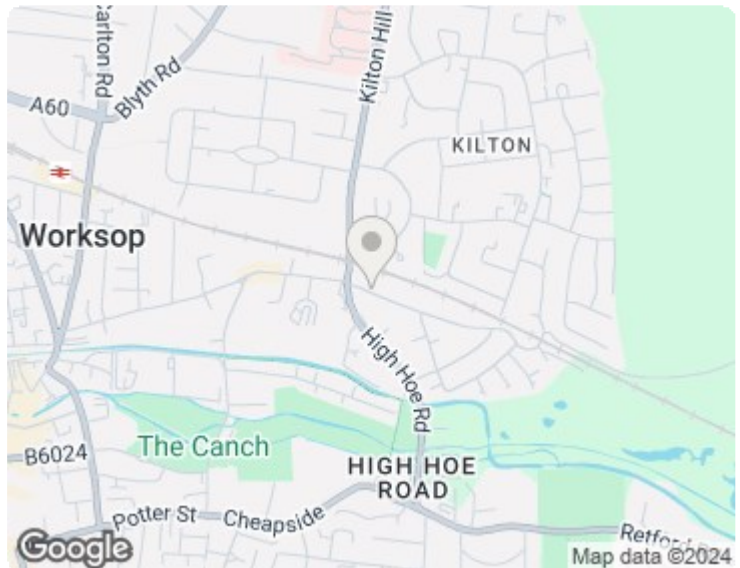




Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	84
(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	
Current	61
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
Current	
EU Directive 2002/91/EC	
England & Wales	



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

