



**69 Manton Villas, Worksop
S80 2QJ**

Offers over £120,000

This 3-bedroom mid-terraced property is located in a popular area of Worksop, offering convenient access to local amenities. The home benefits from a newly installed heating system, ensuring warmth and comfort throughout. With no upward chain, the property is ideal for a quick and smooth move. Additionally, the property comes with a detached garage for extra storage. Virgin Media internet cable has already been installed, making it perfect for modern living. The property comprises of entrance hall, downstairs w/c, kitchen/dining room, a generous sized lounge, rear porch/utility to the ground floor. To the first floor; Three double bedrooms, family bathroom and plenty of storage. To the exterior a rear yard area and front garden with access to the garage.

- Three Double Bedrooms
- Ideal for First Time Buyers
- Selling With No Upward Chain
- Mid Terraced
- Enclosed Garden
- Garage

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Ground Floor

Entrance

With s front facing upvc entrance door.

Downstairs W/C

Low flush w/c, wash hand basin and partly tiling to the walls.

Lounge

21'6" x 11'0" (6.56 x 3.36)

A generous sized lounge with rear facing patio doors leading onto the garden allowing plenty of natural light shine through, a front facing double glazed window, Tv Point, power points, two central heating radiators.

Kitchen/Diner

13'11" x 14'3" (4.26 x 4.36)

A range of wall and base units, laminate worktop, stainless steel sink and drainer, integrated four ring gas hob with cooker hood above, electric oven and grill, plumbing for washing machine , tiling to the floors, a front facing double glazed window, central heating radiator, power points.

Rear Porch/Utility

7'2" x 10'11" (2.20 x 3.34)

Rear facing upvc door, stairs leading to the first floor accommodation, extra storage cupboards with work surface, power points and central heating radiator.

First Floor Landing

Two storage cupboards, one housing the newly installed boiler with a 10 year guarantee, loft access.

Bedroom One

11'9" x 11'0" (3.60 x 3.36)

A generous sized bedroom with a rear facing double glazed window, central heating radiator, power points, TV point.

Bedroom Two

15'7" x 8'2" (4.75 x 2.50)

A double bedroom with a rear facing double glazed window, power points, storage cupboard.

Bedroom Three

9'4" x 8'1" (2.86 x 2.47)

Front facing double glazed window, power points, central heating radiator.

Family Bathroom

5'7" x 7'9" (1.71 x 2.37)

A three piece suite comprising of a paneled bath with shower attachment above, wash hand vanity unit, low flush w/c and a front facing double glazed obscure window.

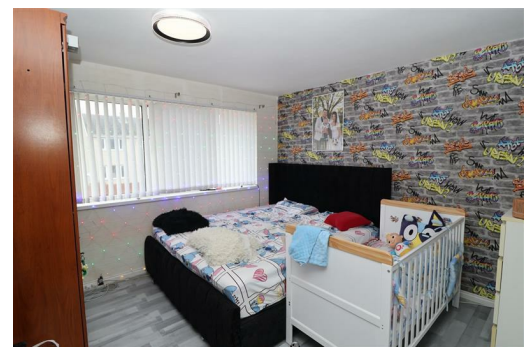
Exterior

To the front of the property is a low maintenance pebbled area with path leading to the front door.

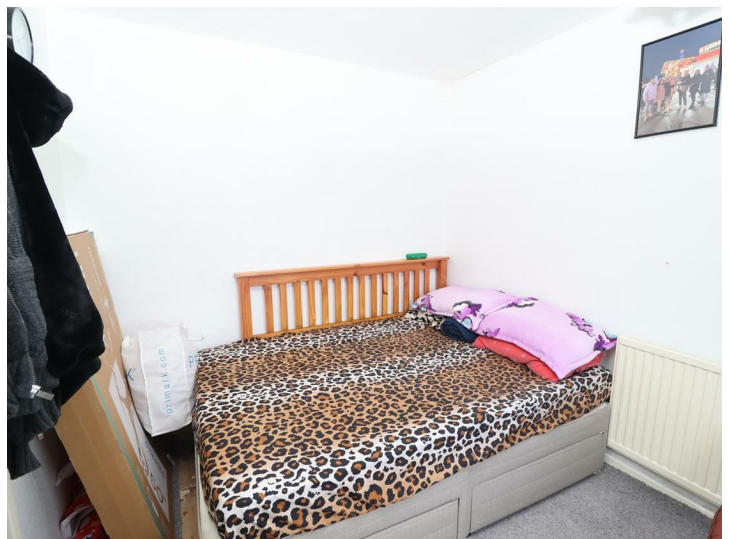
To the rear of the property is an enclosed yard with concrete patio area, gated access and a side door leading into the garage.

Garage

Up and over door and power.



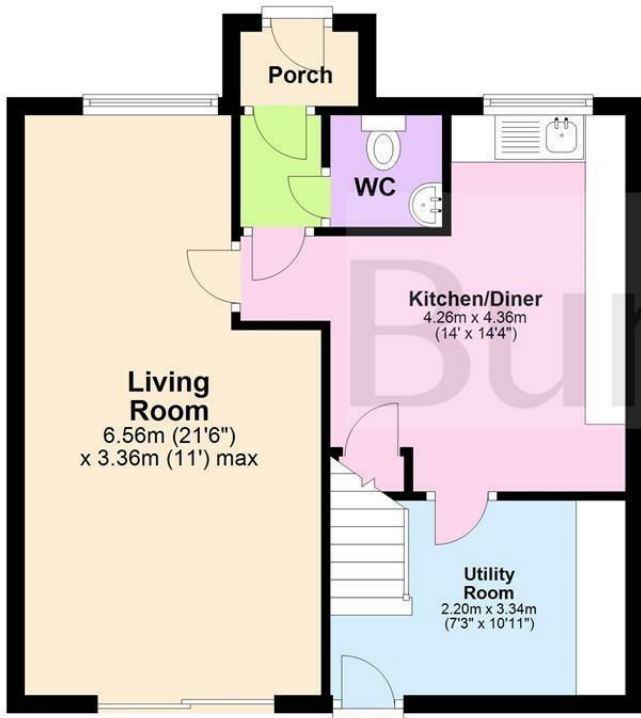
Tel: 01909 475111



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Ground Floor

Approx. 45.8 sq. metres (493.4 sq. feet)




First Floor

Approx. 44.6 sq. metres (479.9 sq. feet)

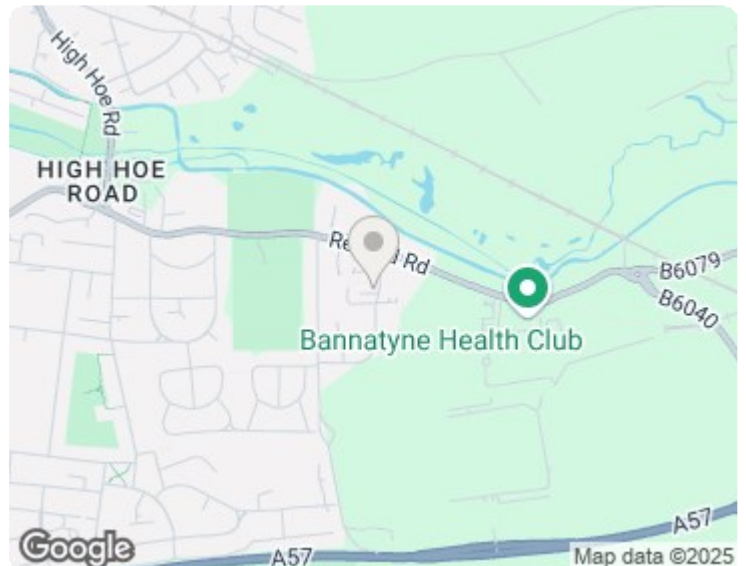


Total area: approx. 90.4 sq. metres (973.3 sq. feet)

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			82
(81-91) B			
(69-80) C			
(55-68) D		69	
(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 ₂) Rating		
	Current	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		
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 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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