



**3 Gateford Glade, Worksop
S81 7HJ**

Offers over £150,000

This well-presented 2-bedroom semi-detached property is situated in a popular area, offering easy access to local amenities and excellent transport links. The property features a spacious layout, including a comfortable living area, a well-equipped kitchen, and two generously sized bedrooms. Additionally, there is a garage providing extra storage and parking for two vehicles. Offered with no onward chain, this home is perfect for those looking for a smooth and straightforward move. Its prime location and convenient access to essential services make it an ideal choice for both first-time buyers and investors alike.

- Two Bedroom Semi Detached
- Garage
- Enclosed Rear Garden
- No Onward Chain
- Desirable Area
- Close To Local Amenities

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Ground Floor

Kitchen/Diner

10'5" x 12'1" (3.2 x 3.7)

Leading through to the upvc front door to the modern kitchen that features laminate flooring and Shaker-style cupboard doors, offering a stylish and practical space. It comes equipped with an integrated oven, gas hob, and a stainless steel sink. Additionally, there is plumbing for a washing machine, making it a convenient and well functioning area for everyday living. Gas central heating radiator, power sockets and double glazed window to the front.

Lounge

11'5" x 14'9" (3.5 x 4.5)

The spacious living area boasts sliding patio doors to the rear garden, allowing plenty of natural light. It features a gas fire with a decorative fireplace, creating a cosy atmosphere. Stairs lead to the upper level, adding to the functionality and flow of the space. Gas central heating radiators and carpets.

First Floor

Bedroom One

11'9" x 11'5" (3.6 x 3.5)

The master bedroom features a double-glazed window to the rear elevation, providing ample natural light. It also includes built-in wardrobes, a gas central heating radiator, and is finished with carpet flooring for added comfort.

Bedroom Two

6'6" x 10'5" (2.0 x 3.2)

Double glazed window to front elevation, gas central heating radiator, storage cupboard, carpets.

Bathroom

4'7" x 3'7" (1.4 x 1.1)

The bathroom is fully tiled and features vinyl flooring for easy maintenance. It includes a bath with an overhead shower, a vanity sink, low flush w/c and a double-glazed obscure window to the front elevation for privacy and natural light. Gas central heating towel rail.

Outside

The property boasts a low-maintenance front garden with parking space for two vehicles and access to the garage. A side gate provides entry to the rear garden, which is mainly paved with a decorative artificial grass area, offering a stylish and easy-to-maintain outdoor space.

Garage

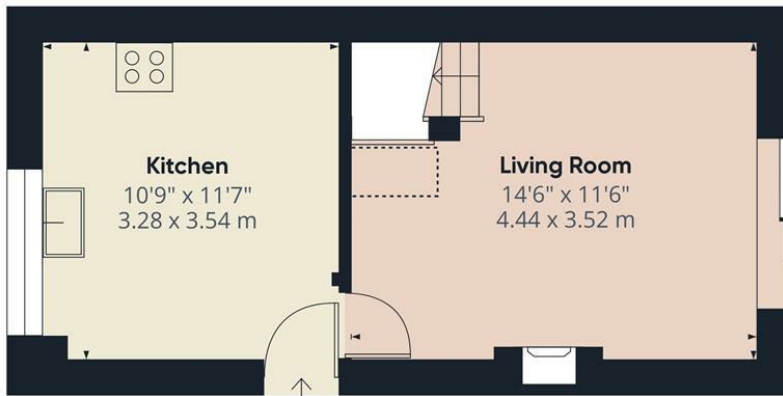
Up and over garage door, power sockets and light.



Tel: 01909 475111



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Floor 0



Landing
5'9" x 2'9"
1.76 x 0.84 m

Floor 1

Approximate total area⁽¹⁾

560.48 ft²

52.07 m²

Reduced headroom

4.92 ft²

0.46 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

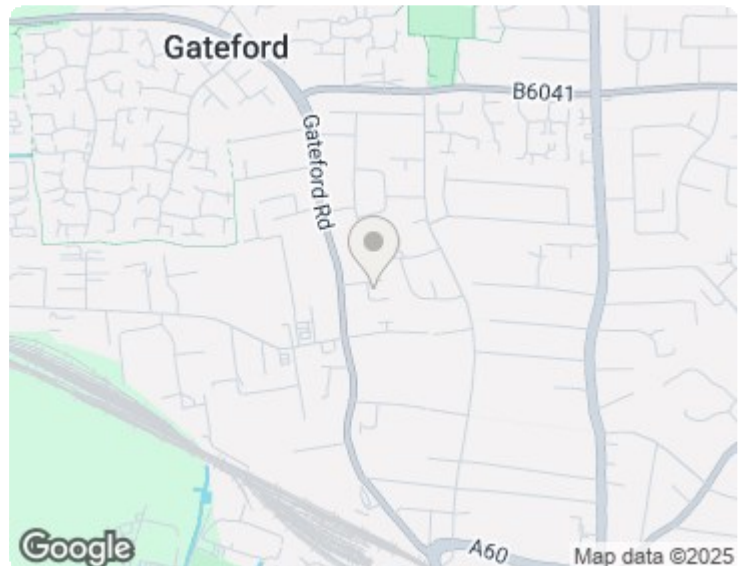
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(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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