



## 55 Ramsden Crescent, Worksop S81 9BB

**Offers over £125,000**

This three-bedroom semi-detached home, located in the desirable village of Carlton in Lindrick, Worksop, offers a fantastic opportunity for buyers looking to modernise a property to their own taste. Requiring full refurbishment throughout, the home provides excellent potential with well-proportioned rooms and a functional layout.

The property benefits from an attached garage with power and electricity, a combi boiler, and leased solar panels, contributing to energy efficiency. Offered with no onward chain, it's an ideal choice for investors, first-time buyers, or anyone looking to add value through renovation.

Positioned in a popular residential area with good local amenities and transport links, this property presents a rare chance to create a personalised family home in a sought-after location.

- Semi Detached House
- Two Bedrooms Plus Study
- Downstairs W/C
- Garage
- In Need Of Modernisation
- Large Corner Plot
- Leased Solar Panels
- No Onward Chain

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## Ground Floor

### Entrance Hall

The entrance hall, accessed via a uPVC front door, offers a practical layout with access to the lounge and a useful storage cupboard for coats and shoes. Stairs lead to the first floor from this space. While functional, the entrance hall is in need of renovation.

### Living Room

11'8" x 14'2" (3.57 x 4.34)

The lounge features a uPVC window to the front elevation, allowing plenty of natural light to fill the space. An electric feature fireplace adds a focal point to the room, and an eye-level archway leads through to the dining area, creating a semi-open plan feel. The room is in need of renovation, offering potential to modernise and make it your own.

### Kitchen/Diner

10'4" x 20'6" (3.15 x 6.25)

The kitchen/diner is in need of full renovation, offering great potential to transform it into a modern and functional space. A uPVC window to the rear elevation allows natural light into the kitchen area, while the adjoining dining area is carpeted and connects to the lounge via an eye-level archway. The kitchen also benefits from a built-in pantry, providing useful additional storage.

### Lean To

5'3" x 9'7" (1.61 x 2.94)

The lean-to features windows overlooking the rear garden, allowing for plenty of natural light and a pleasant garden view. It provides access to the downstairs W/C and includes a door that leads directly out to the rear garden, making it a practical addition to the property.

### Downstairs W/C

The downstairs W/C includes an obscure window to the rear for privacy, and is fitted with a low flush W/C and a pedestal sink.

## First Floor

### Bedroom One

9'10" x 14'2" (3 x 4.34)

This large bedroom features a uPVC window overlooking the front elevation, allowing plenty of natural light to fill the space. It also includes sliding wardrobe doors, providing convenient storage while helping to maximise the room's layout. Although spacious, the room is in need of modernisation, offering great potential to personalise and update.

### Bedroom Two

8'9" x 13'4" (2.67 x 4.08)

Bedroom two is also a double, featuring a uPVC window overlooking the rear elevation, providing a pleasant view of the garden. The room includes sliding mirror wardrobes, offering built-in storage and helping to maximise space. Like the rest of the property, this room would benefit from modernisation.

### Study

5'9" x 5'11" (1.77 x 1.81)

uPVC window overlooking the front elevation. Although smaller in size, it offers potential to be transformed.

### Family Bathroom

5'6" x 6'9" (1.68 x 2.07)

The bathroom features an obscure window overlooking the rear elevation for privacy. It includes an enclosed bath with an electric shower above, a glass shower screen, a pedestal sink, and a low flush W/C. The room is fully tiled, providing a clean and practical finish, but it would benefit from modernisation to enhance its overall appeal and comfort.

## Outside

### Rear Garden

The rear garden offers great potential and would benefit from a redesign to fully appreciate its generous size. It features various planting and shrubs, creating a natural backdrop, and provides access to the front of the property via a side gate. There is also rear access to the garage, which is equipped with an electric door, lighting, and power. The garage also houses the recently fitted combi boiler, adding to the practicality of the space.

### Front Elevation

The front of the property features a block-paved driveway providing off-road parking for two cars, with a metal gate leading to the front door. A lawned area sits alongside the driveway complemented by various shrubs and hedges, creating a pleasant and well-established frontage.



Tel: 01909 475111

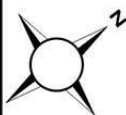
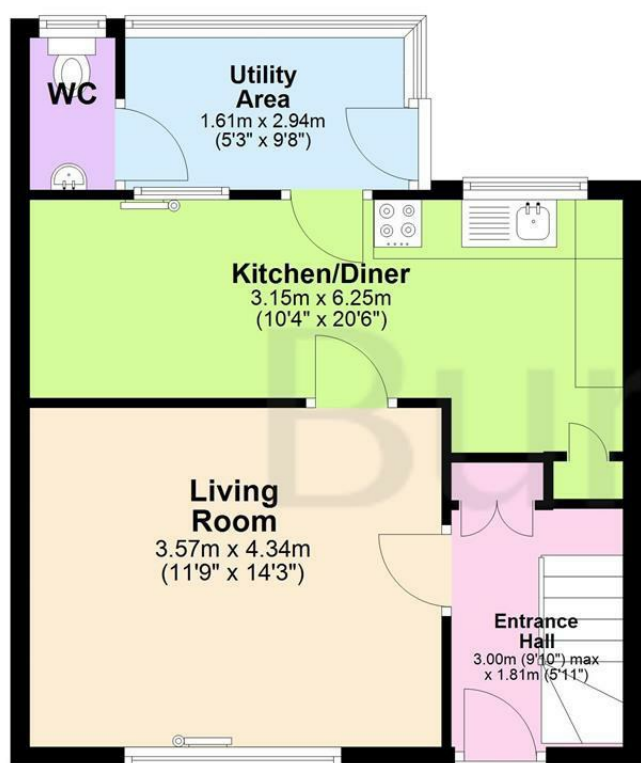




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## Ground Floor


Approx. 44.1 sq. metres (475.0 sq. feet)



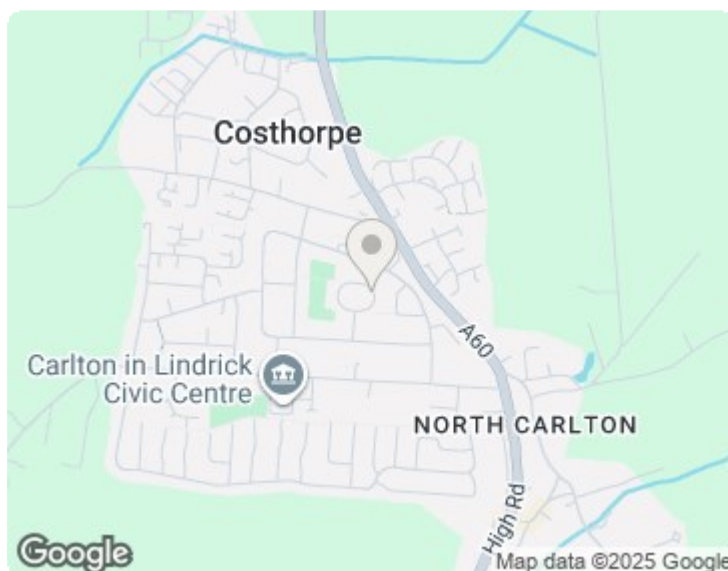
## First Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>70</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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 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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