



62 Netherton Road, Worksop S80 2SB

Price guide £90,000

GUIDE PRICE £90,000 - £100,000

For sale: This delightful mid-terrace house presents an excellent opportunity for buyers seeking a cosy and welcoming home. With a smartly designed layout covering a practical 311 square feet, the property features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals.

Upon entry, you're greeted by a bright and inviting reception room—the true heart of the home—perfect for relaxing or entertaining. The thoughtful floor plan maximises every inch of space, offering a comfortable and functional living experience.

Adding to its appeal, the property includes a convenient downstairs wet room, enhancing accessibility and practicality.

Located on the desirable Netherton Road, this home is an excellent choice for those looking to establish themselves in a vibrant and friendly community. With its charm, functionality, and investment potential, this property is not to be missed.

- Terraced House
- Landscaped Rear Garden
- Summer House
- Two Bedrooms
- No Onward Chain
- Perfect For FTB Or Investors
- Downstairs Wetroom
- On Street Parking

locating your ideal home



First Floor

Lounge

11'1" x 11'4" (3.38 x 3.46)

The lounge features a UPVC window to the front elevation, a decorative fire surround with a gas fire, and leads directly into the kitchen.

Kitchen

11'2" x 8'1" (3.42 x 2.47)

The kitchen is fitted with matching wall and base units, offering ample storage. There is space and plumbing for a washing machine, space for a cooker, and a UPVC window overlooking the rear garden, providing plenty of natural light

Downstairs Wetroom

5'7" x 5'10" (1.72 x 1.79)

The fully tiled downstairs wet room features a pedestal sink, low flush W/C, and an open shower area. UPVC obscure windows provide natural light while maintaining privacy

First Floor

Bedroom One

11'2" x 8'1" (3.42 x 2.47)

The master bedroom benefits from a UPVC window overlooking the front elevation and is fitted with a gas central heating radiator.

Bedroom Two

11'1" x 11'4" (3.38 x 3.46)

Bedroom two is a spacious double room featuring a UPVC window with views over the rear garden and a gas central heating radiator for added comfort.

Outside

Rear Garden

The rear garden is completely low maintenance, featuring block paving throughout and leading to a charming summerhouse at the far end—ideal for relaxing or additional storage.

Front Elevation

The front elevation offers privacy with secure fencing and a gated entrance, leading to a small courtyard that provides a welcoming approach to the front door.

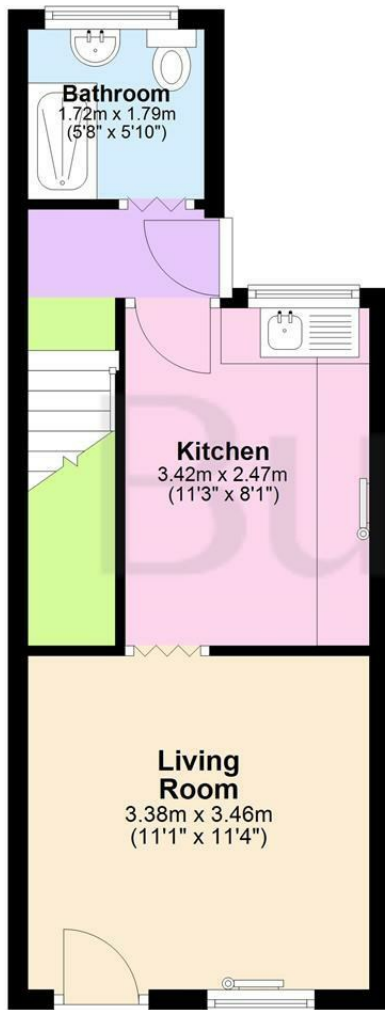


Tel: 01909 475111



Ground Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



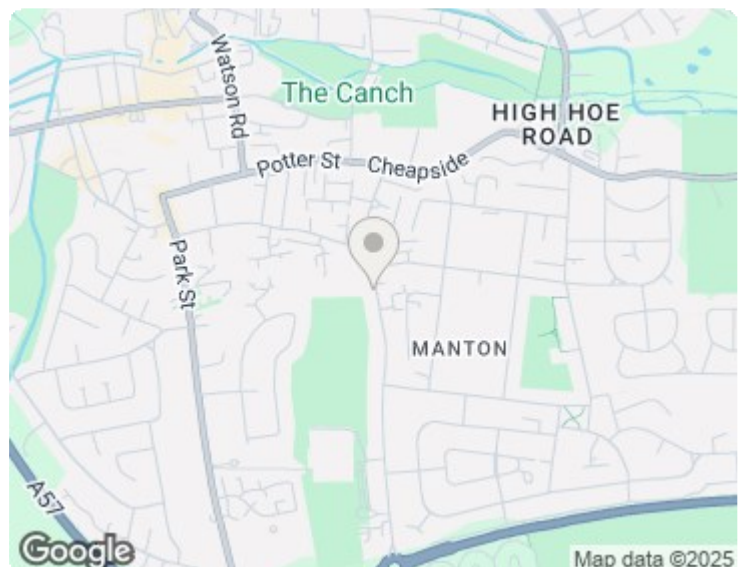
First Floor

Approx. 23.9 sq. metres (257.1 sq. feet)



Energy Efficiency Rating	
Current	Potential
	88
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
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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