



**57 Chesterton Drive, Worksop
S81 0RF**

Guide price £120,000

Situated in the highly regarded Poplar Estate of Kilton, this spacious three-bedroom semi-detached home presents an excellent opportunity for those seeking a renovation project.

Full of potential, the property is in need of modernisation throughout and requires the installation of central heating, making it the perfect blank canvas to create your ideal family home. The accommodation currently offers generous living space, well-proportioned bedrooms, and scope to redesign to suit modern living requirements.

Externally, there is ample garden space to both the front and rear, with potential for off-road parking (subject to the necessary permissions).

With no onward chain, this property is ideal for investors, first-time buyers ready to take on a project, or anyone keen to add value through refurbishment.

- Semi Detached House
- Two Reception Rooms
- Has Gas To The Property
- Three Bedrooms
- No Onward Chain
- Perfect For Investors
- In Need Of Full Renovation Throughout Including Central Heating
- Located in Kilton Which Is A Popular Residential Estate In Worksop

locating your ideal home



Ground Floor

Entrance Hall

Entering through the uPVC front door, you are welcomed into the entrance hall with doors to the lounge and kitchen, along with stairs leading to the first floor.

Lounge

The lounge features a uPVC window to the front elevation, a traditional gas fire, and offers excellent scope for modernisation, with a door leading through to the dining room.

Dining Room

The dining room features a uPVC window to the rear elevation, a wall-mounted gas heater, and built-in storage cupboards.

Kitchen

The kitchen is in need of full modernisation and includes a uPVC window to the rear elevation, a useful pantry, and a door providing access to the rear garden.

First Floor

Bedroom One

Bedroom One benefits from a uPVC window to the front elevation.

Bedroom Two

Bedroom Two benefits from a uPVC window to the rear elevation.

Bedroom Three

Bedroom Three benefits from a uPVC window to the front elevation.

Bathroom

The family bathroom includes an obscure window to the rear elevation and features an enclosed bath with pedestal sink, though the suite is in need of full renovation.

Toilet

The upstairs W/C requires modernisation.

Outside

Rear Garden

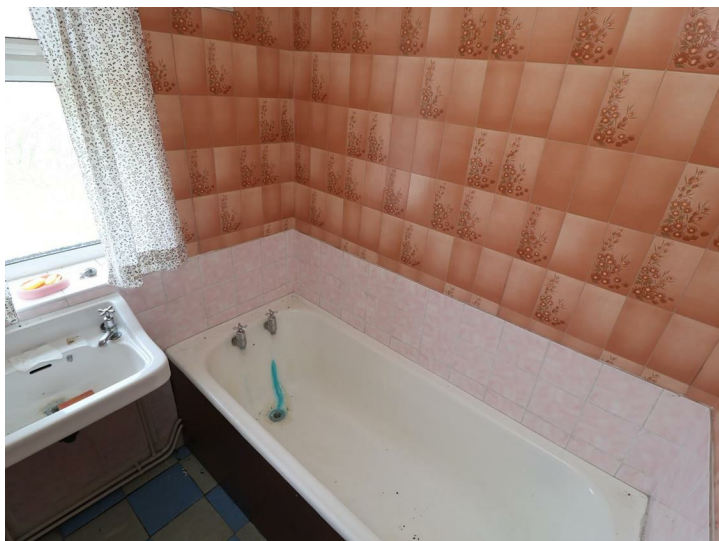
Outside, the rear offers an outbuilding and a generously sized garden, currently overgrown but offering plenty of potential.

Front Elevation

The front elevation features a privacy hedge with a pathway leading to the front door.

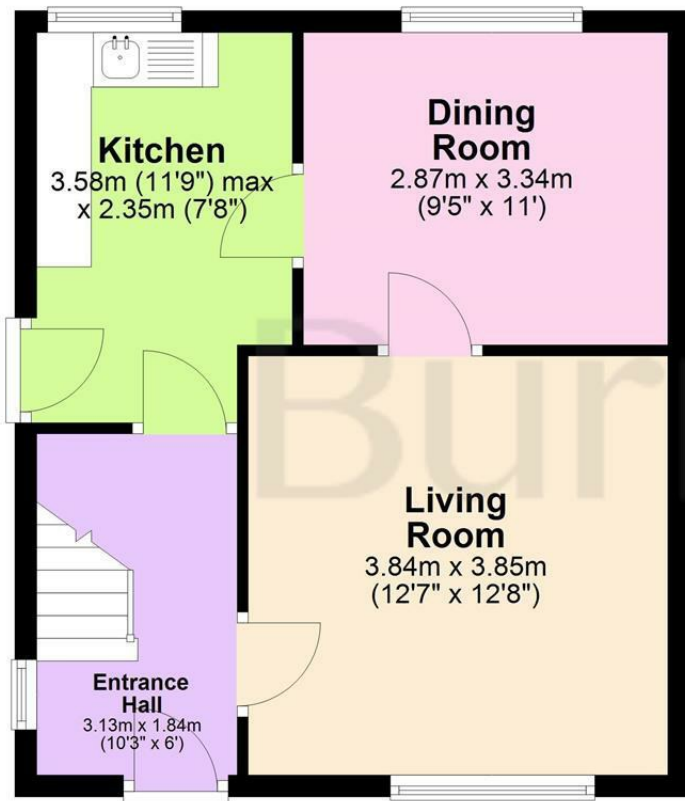


Tel: 01909 475111



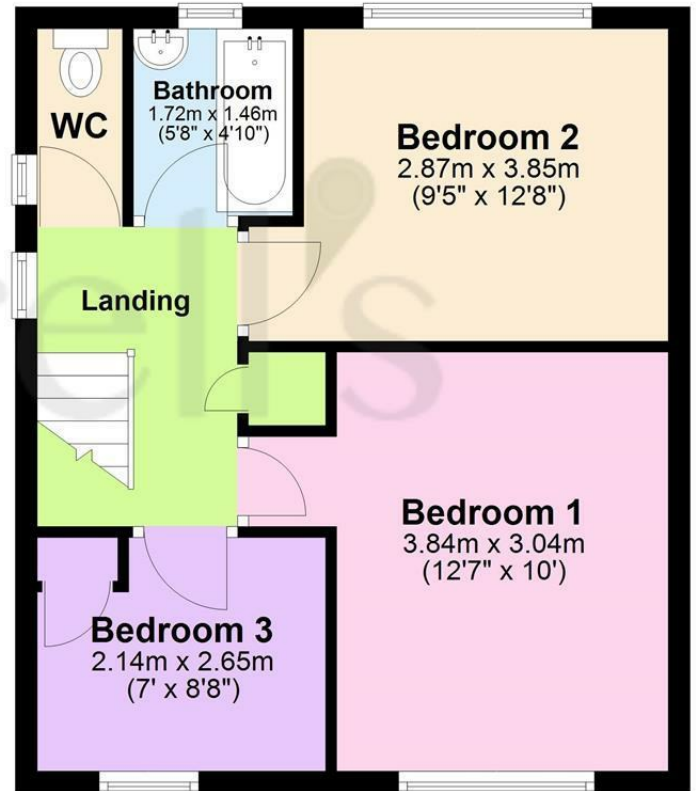
Ground Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



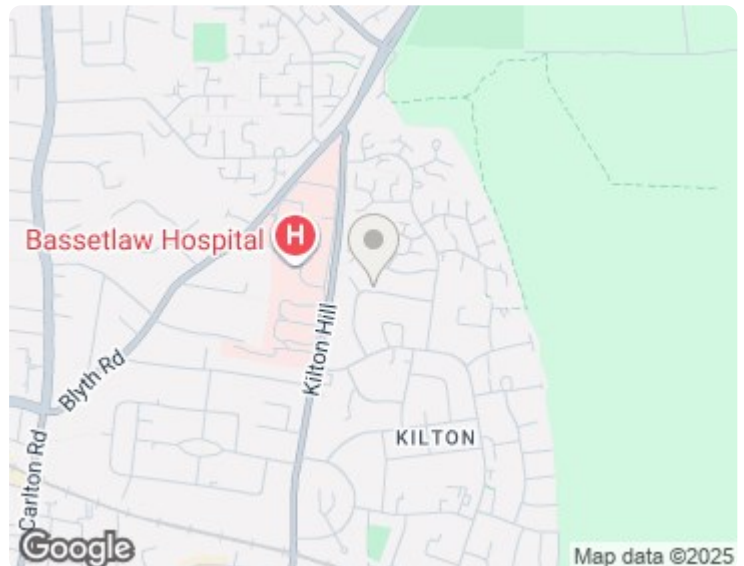
First Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	18
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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