



**44 Rufford Street, Worksop
S80 2UG**

Guide price £130,000

GUIDE PRICE £130,000 - £140,000

Offered for sale with no onward chain, this three-bedroom semi-detached property on Rufford Street presents an exciting opportunity for buyers seeking a home to modernise and make their own. With generous room sizes, a kitchen diner, and a good-sized rear garden backing onto greenery, this property would make an ideal purchase for investors, first-time buyers, or families looking for a renovation project.

- Three-bedroom semi-detached home
- Family bathroom to the first floor
- Offered for sale with no onward chain
- Spacious kitchen diner and separate living room
- Enclosed front and rear gardens
- Ground floor WC
- In need of modernisation throughout

locating your ideal home



Ground Floor

Entrance Hall

The property is entered via a front door into a welcoming hallway with access to the ground floor WC, living room, and kitchen diner. Stairs lead to the first-floor accommodation.

Lounge

A well-proportioned living room featuring a rear-facing window allowing plenty of natural light. The room includes a traditional fireplace with surround and offers ample space for comfortable family seating.

Kitchen/Diner

The kitchen diner extends across the rear of the property and provides a generous space for cooking and dining. Fitted with a range of wall and base units, a freestanding cooker, and space for appliances, this room also benefits from a rear door leading out to the garden. The dining area enjoys views over the rear garden and offers plenty of space for a family dining table.

Downstairs W/C

Conveniently located off the entrance hall, fitted with a low flush WC and window to the front aspect.

First Floor

Bedroom One

A spacious double bedroom positioned at the rear of the property, offering ample room for wardrobes and bedroom furniture.

Bedroom Two

A generous second double bedroom located to the front of the property, featuring built-in storage cupboards and a large window providing plenty of natural light.

Bedroom Three

A comfortable single bedroom or ideal home office, located to the front elevation.

Family Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and WC. Part tiled walls and a window to the rear aspect complete the room.

Outside

Front Elevation

To the front of the property is a lawned garden with a low brick wall boundary and gated access.

Rear Elevation

A side pathway leads to the enclosed rear garden, which backs onto open greenery and benefits from private road access leading to a single garage and off-road parking. The garden offers excellent potential for landscaping to create a lovely outdoor family space.



Tel: 01909 475111





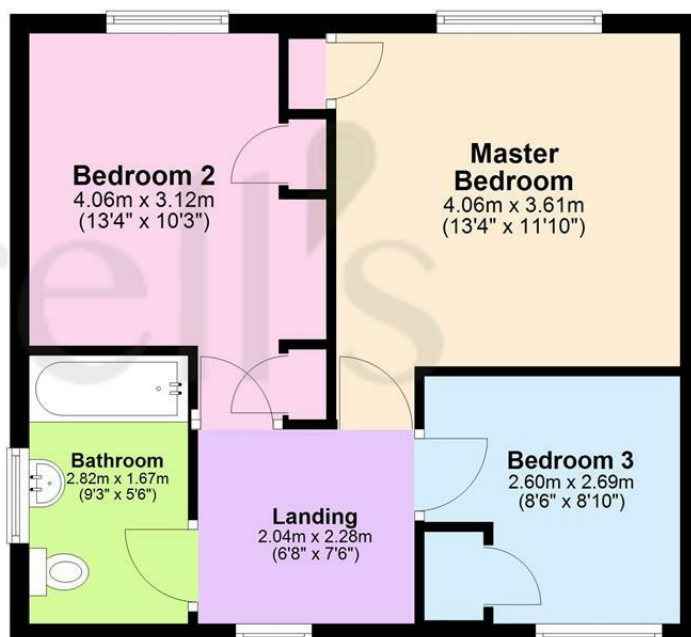
Ground Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



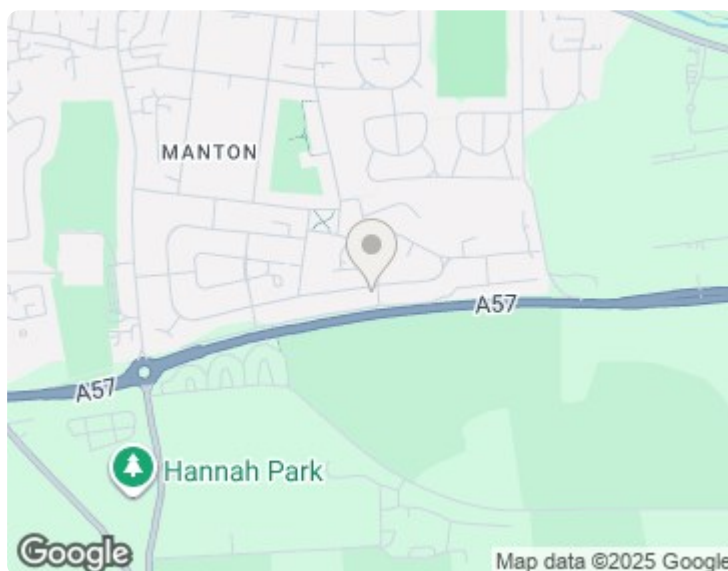
First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	80
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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