



162 MANSFIELD ROAD WORKSOP

A traditional bay fronted 3 bedroom semi detached house extended to the rear, with garage, garden and potential for further enhancement. Situated within a favoured area of the town. Gas central heating.

Offers in the region of £200,000

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BROWN & CO

Property and Business Consultants

162 MANSFIELD ROAD, WORKSOP, S80 3AB

LOCATION

The property enjoys frontage to Mansfield Road, placing excellent transport links on hand with junction 30 of the M1 to the west and A1 available to the east of Worksop. The town centre is within comfortable distance where a full range of facilities may be found through retail, leisure, recreation and healthcare.

DIRECTIONS

What3words:///recent.coffee.region

ACCOMMODATION

ENTRANCE HALL staircase, under stairs storage cupboard with Gloworm gas fired central heating boiler.

SITTING ROOM 13'2" x 11'11" (4.00m x 3.63m) maximum dimensions into front aspect bay and rear of chimney breast.

DINING ROOM 12'1" x 11'11" (3.69m x 3.63m) measured to rear of chimney breast with recess and open plan to

BREAKFAST KITCHEN 17'4" x 17'0" (5.29m x 5.19m) L-shaped in layout and maximum dimensions quoted. Fitted with range of gloss white units and granite effect worktops. Appliances of oven and gas hob. Ample breakfasting area with double doors opening to rear garden.

FIRST FLOOR

GALLERIED LANDING side aspect.

BEDROOM ONE 12'2" x 9'7" (3.71m x 2.92m) minimum dimensions to front of mirrored wardrobes. Rear aspect.

BEDROOM TWO 11'0" x 10'10" (3.35m x 3.31m) front aspect.

BEDROOM THREE 7'4" x 7'0" (2.23m x 2.11m) maximum dimensions including bulkhead with cupboard over. Front aspect.

BATHROOM with white suite of panelled bath, separate shower enclosure. Pedestal basin, wc, half tiled, towel warmer.

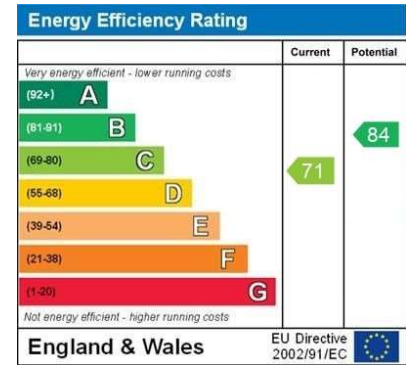
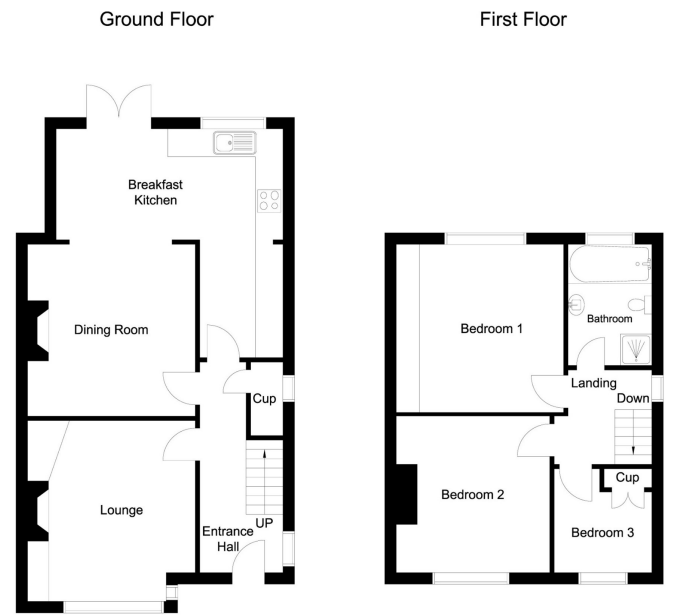
OUTSIDE

Block paved driveway, part shared leading to rear located brick built GARAGE with up and over door, personal door, light, power, water supply and Integral wc.

Front parking forecourt behind brick walling. Principal garden to rear with lawn with shrubs and patio.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band B. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property. Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm. Viewing: Please contact the Retford office on 01777 709112. Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112. Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed. Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage. These particulars were prepared in May 2025.



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