



9 MILL GARDENS WORKSOP, S80 3QG

£210,000
FREEHOLD

For sale is this well presented, three bedroom detached family home located in the popular area of St Annes estate within walking distance to Worksop's town centre, restaurants, local pubs, supermarkets, bus routes. This property has easy access to the A57 providing excellent transport links to the A1 and M1 motorway links. In brief the property comprises; entrance hall, downstairs WC, a generous size living room with a dining area and fitted kitchen to the ground floor. To the first floor are three good size bedrooms with fitted wardrobes and a modern three piece bathroom suite. Outside offers a block paved driveway for 2 cars, garage and a rear enclosed garden offering mainly laid to lawn and patio area.

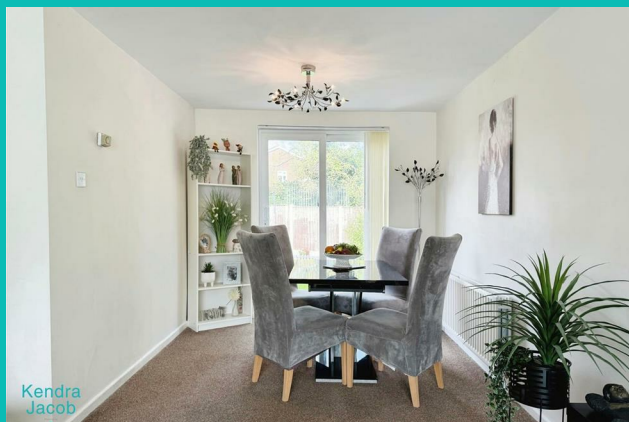
**Kendra
Jacob**

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9 MILL GARDENS

- DETACHED • THREE BEDROOMS • CUL-DE-SAC LOCATION • GARAGE • DOWNSTAIRS WC • LOCATED WITHIN WALKING DISTANCE TO TOWN CENTRE • DOUBLE GLAZING & GAS CENTRAL HEATING • FANTASTIC HOME OFFERING PLENTY OF POTENTIAL



ENTRANCE HALL

With a front facing Upvc entrance door, central heating radiator, stairs leading to the first floor accommodation with understairs storage cupboard

DOWNSTAIRS WC

Comprising of a low flush w/c, wash hand unit, central heating radiator and a front facing double glazed window.

LOUNGE

With a front facing double glazed bow window, TV point, power points, central heating radiator and an electric feature fire with surround and hearth.

DINING AREA

With rear facing patio doors opening onto the garden, power points and a central heating radiator.

KITCHEN

With a range of wall and base units, work surfaces incorporating a sink and drainer, space for a cooker, plumbing for a washing machine, power points, central heating radiator, wall mounted boiler, rear facing double glazed window and a rear facing Upvc door opening onto the garden.

FIRST FLOOR-LANDING

With a side facing double glazed window, loft access, storage cupboards and access to three bedrooms and a three piece bathroom suite.

BEDROOM ONE

With a front facing double glazed window, built in overhead storage with wardrobe and draws, central heating radiator, power points and a central heating radiator.

BEDROOM TWO

With a rear facing double glazed window, built in overhead storage and wardrobe, power points and central heating radiator.

BEDROOM THREE

With a front facing double glazed window, power points, built in cupboard, central heating radiator and built in wardrobe with mirrored sliding doors.

BATHROOM

A fully tiled three piece suite comprising of a panelled bath with electric shower and screen, wash hand vanity unit, low flush w/c, ceramic tiling and a rear facing double glazed obscure window.

GARAGE

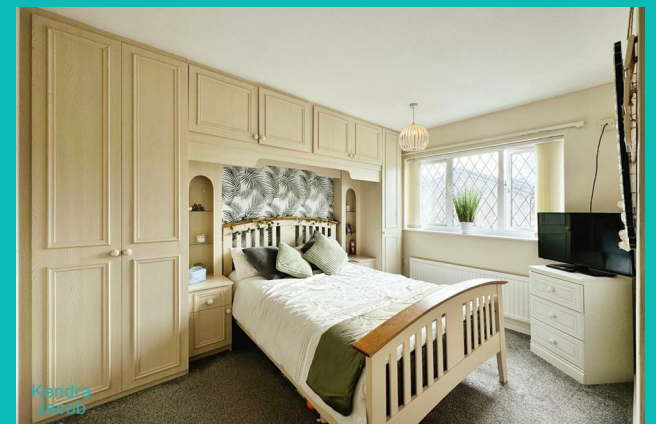
With up and over door, a rear access door, power and light.

OUTSIDE

To the front of the property is a block paved driveway, providing parking for 2 cars, access to the garage and side gated access leading to the rear garden.

To the rear of the property is an enclosed garden with mainly laid to lawn and patio area. Outside tap, fencing surround and access into the garage.

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ADDITIONAL INFORMATION

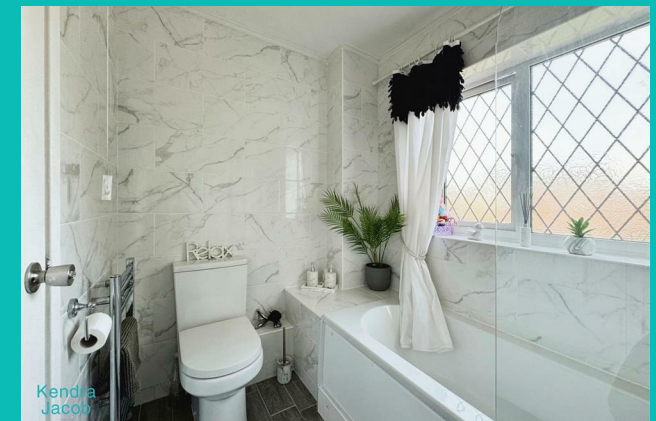
Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

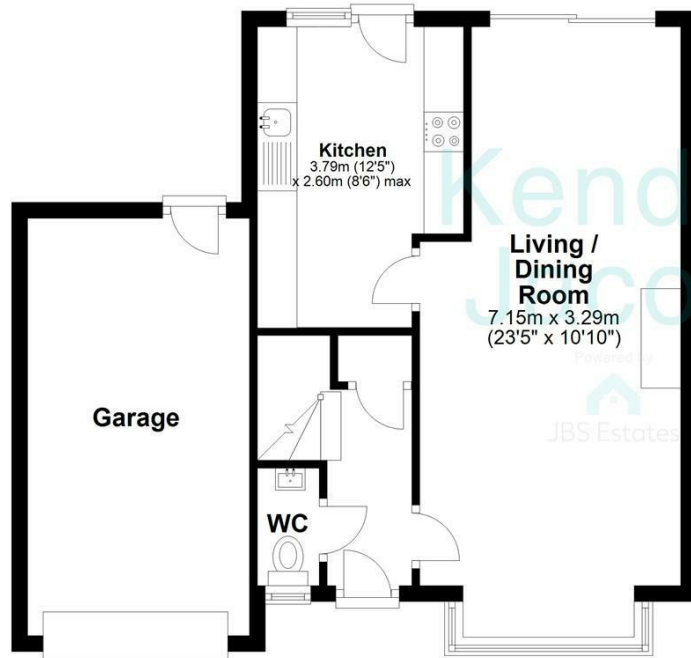
Floor Area – 860.70 sq ft

Tenure – Freehold



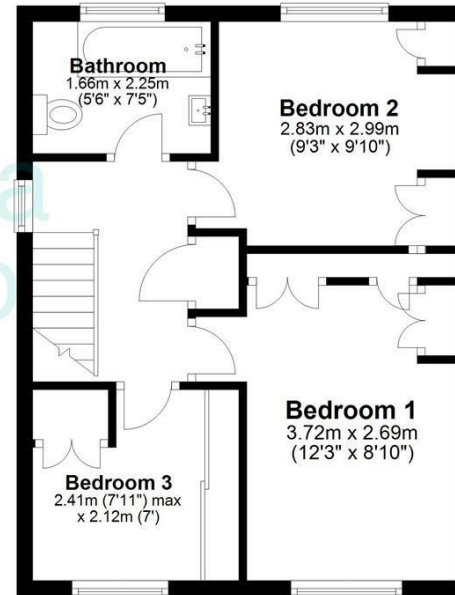
Ground Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



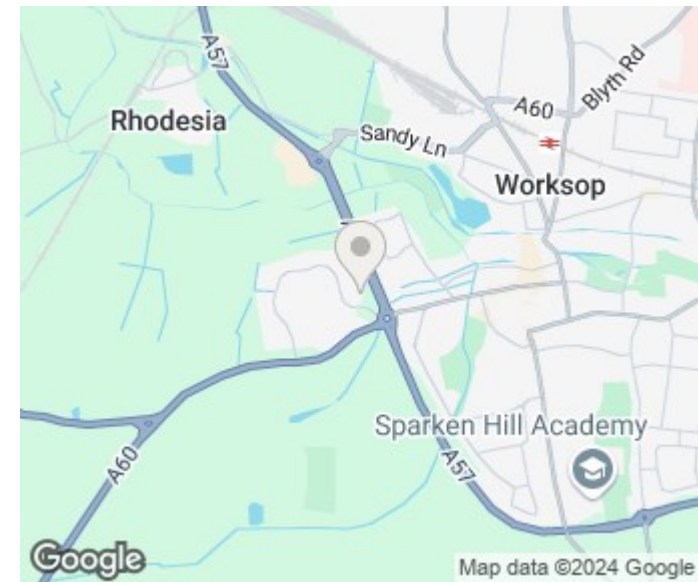
First Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



Total area: approx. 94.3 sq. metres (1014.7 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. _
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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