



Kendra  
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## 140 POTTER STREET WORKSOP, S80 2HP

£240,000  
FREEHOLD

If you are a growing family or an investor that looking for a HMO, this property could be for you!

For sale is exceptionally large 6/7 bedroom end terrace family home, situated within minutes walk of the beautiful historic primary church, the Canch Park, Library, New bus station, Worksop town centre with shops, supermarkets, restaurants and bars. In brief the property comprises of an entrance hall with a staircase raising to the first and second floors, living room, sitting room, dining room, modern breakfast kitchen, utility room and downstairs WC/storage room. The second floor has a large first floor landing, four bedrooms, bathroom and shower room. The second floor has two bedrooms, WC and two large storage rooms. To the outside of the property is a good size enclosed private enclosed garden with a large workshop and separate entrance. The property also benefits from having solar panels.

THE PROPERTY HAS NO PARKING

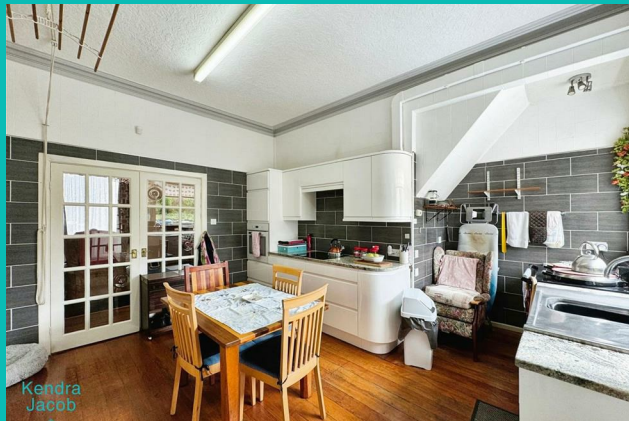
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# 140 POTTER STREET

- SPACIOUS 6/7 BEDROOM END TERRACE FAMILY HOME
- TOWN CENTRE LOCATION, CLOSE TO SHOPS, SUPERMARKETS, SCHOOLS & TRANSPORT LINKS
- 3 RECEPTION ROOMS
- UTILITY ROOM/WC/LARGE STORAGE ROOM
- MODERN HIGH GLOSS BREAKFAST KITCHEN
- 6/7 BEDROOMS
- BATHROOM & SHOWER ROOM
- SOLAR PANELS (OWNED)
- ENCLOSED, PRIVATE REAR GARDEN WITH LARGE WORK SHOP
- IDEAL FOR A GROWING FAMILY OR INVESTOR (HMO)



## ENTRANCE HALL

Having a front facing composite entrance door leading into the entrance hallway with a staircase leading to the first and second floors, original tiled flooring, central heating radiator, original coving to the ceiling and doors giving access into the dining room and sitting room.

## SITTING ROOM

A spacious sitting room, front facing UPVC double glazed window, original coving to the ceiling, central heating radiator, wall lighting and a beautiful decorative feature fireplace, power points, TV point and double doors giving access into the modern breakfast kitchen.

## BREAKFAST KITCHEN

A modern breakfast kitchen having a range of quality high gloss wall and base units with complimentary granite work surfaces incorporating a sink unit with mixer tap, electric range cooker, fitted electric fan assisted oven, four ring induction hob with an electric extractor fan set above, space for a freestanding fridge freezer, partly tiled to the walls, natural wood flooring, rear facing UPVC double glazed window, steps and door leading into the utility room.

## UTILITY ROOM

Having a range of high gloss wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap, space for freestanding appliances including a fridge freezer, washing machine and tumble dryer, central heating radiator, tiled flooring, side facing UPVC double glazed window and entrance door leading out into the rear garden and steps leading into a storage room and downstairs WC.

## WC/SORAGE ROOM

Comprising of a low flush WC, side facing UPVC double window and entrance door, tiled flooring, central heating radiator and power points.

## DINING ROOM

Having two front facing UPVC double glazed windows, central heating radiator, natural beams to the ceilings, natural wood flooring, power points and a brick featured fire surround.

## LIVING ROOM

A generous sized living room, rear facing UPVC double glazed window, central heating radiator, power points and TV point.

## FIRST FLOOR LANDING

A spacious landing with natural wood flooring, rear facing UPVC double glazed windows and doors giving access to four bedrooms, shower room, bathroom and staircase leading to the second floor.

## MASTER BEDROOM

Having a front facing UPVC double glazed window, original coving to the ceiling, central heating radiator and power points.

## BEDROOM TWO

Having a front facing UPVC double glazed window, coving to the ceiling, central heating radiator, fitted wardrobes to one wall and power points.

## BEDROOM THREE

Rear facing UPVC double glazed window, picture rail to



the walls, central heating radiator, power points, and a door giving access into the occasional seventh bedroom.

#### OCCASIONAL/SEVENTH BEDROOM

Having a side facing UPVC double glazed window, central heating radiator and power points.

#### BEDROOM FOUR

Having a front facing UPVC double glazed window, central heating radiator and power points.

#### BATHROOM

Four piece suite in white comprising of a panelled bath, pedestal hand wash basin, low flush WC, bidet, fully tiled to the walls, tiled flooring, decorative coving to the ceiling and a rear facing obscure UPVC double glazed window.

#### SHOWER ROOM

A double shower unit with a mains run shower, low flush WC, fully tiled to the walls and tiled flooring.

#### SECOND FLOOR LANDING

A large landing, rear facing Velux double glazed window, two large storage cupboards, WC and two double bedrooms.

#### BEDROOM FIVE

Having a rear facing double glazed deluxe window, central heating radiator and power points.

#### BEDROOM SIX

Having a rear facing velux double glazed window, central heating radiator and power points.

#### WC

Comprising of a low flush WC, pedestal and wash basin and tile effect vinyl floor covering.

#### OUTSIDE

To the rear of the property is an extensive paved patio seating area steps up to a lawn with well stocked borders, outside lighting, outside water tap and a door giving access into a large workshop with a UPVC double glazed window and entrance door power and light and a door giving access into a long passage with a front facing composite entrance door leading back out onto the front of the property.

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## ADDITIONAL INFORMATION

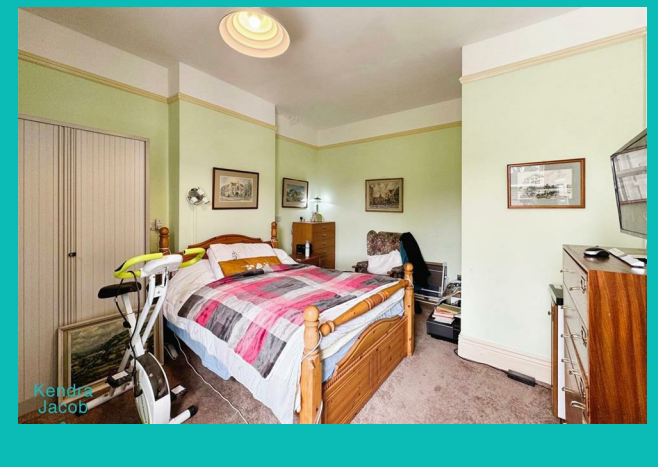
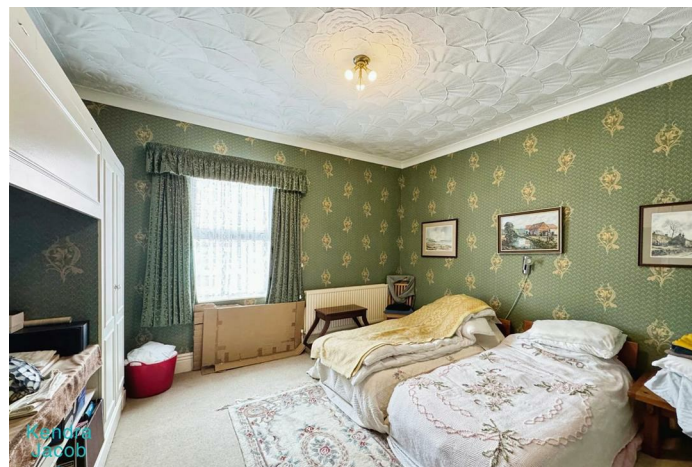
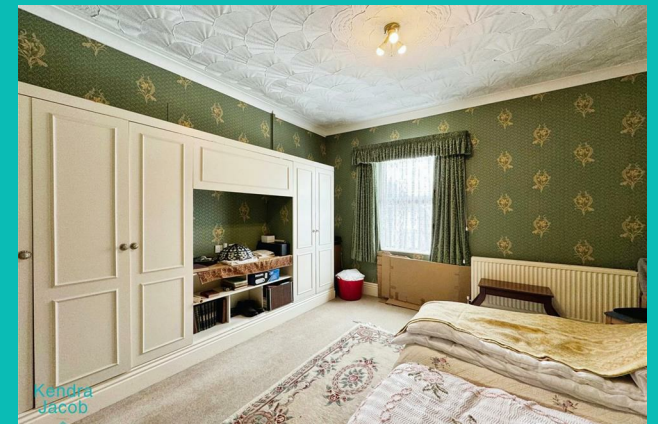
**Local Authority –**

**Council Tax – Band**

**Viewings – By Appointment Only**

**Floor Area – 3012.20 sq ft**

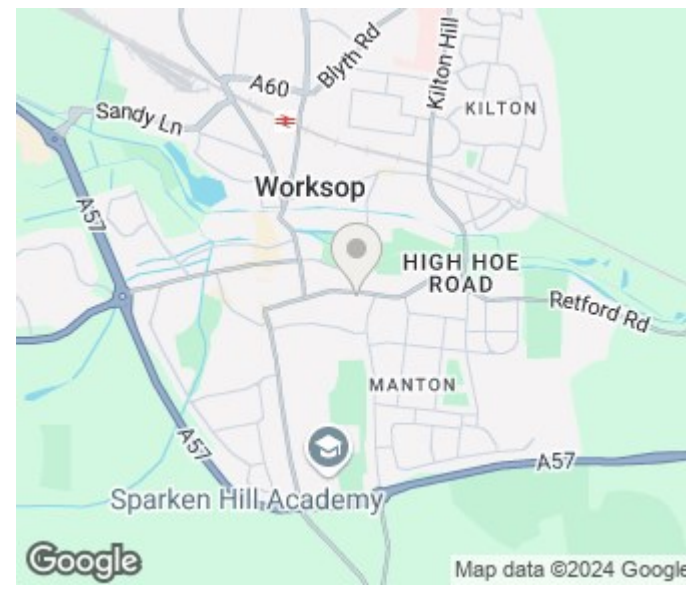
**Tenure – Freehold**







Total area: approx. 279.8 sq. metres (3012.2 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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