



46 CROSS STREET WORKSOP, S81 9PA

£130,000
FREEHOLD

****GUIDE PRICE £130,000-£140,000****

A well-proportioned three-bedroom family home located in a much sought-after village, close to local shops, schools, amenities, Langold Country Park, and with excellent access to Worksop, Doncaster, and Bawtry. The property benefits from a newly fitted kitchen and bathroom, a full rewire, and a recently installed combination central heating boiler, offering a solid foundation for further improvement. While the major works have been completed, the property would benefit from some cosmetic updating, allowing potential buyers to add their own personal touch. Accommodation includes a spacious living room, kitchen-diner, three well-sized bedrooms, and a modern family bathroom. Outside, there is a walled front garden with driveway and a generously sized rear garden with a brick-built outbuilding. An ideal opportunity for those looking for a well-located home with modern upgrades and scope for enhancement.

**Kendra
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46 CROSS STREET

- Three bedroom mid terrace family home for sale with no upper chain
- Situated in a sought-after village location near Langold Country Park
- Easy access to Worksop, Doncaster, and Bawtry
- Newly fitted modern kitchen and bathroom
- Recently installed combination central heating boiler
- Fully rewired throughout
- Spacious living room and kitchen-diner
- Three well-proportioned bedrooms
- Generous rear garden with brick-built outbuilding
- Requires some cosmetic updating – ideal for personalisation



ENTRANCE HALLWAY

Entered via a front-facing UPVC double-glazed door, the hallway features a staircase rising to the first-floor landing and provides access to the kitchen-diner and living room.

LIVING ROOM

A generously sized living room featuring front and rear-facing UPVC double-glazed windows, two central heating radiators, and coving to the ceiling. The focal point of the room is a wood-effect fireplace with a decorative log-burning fire.

KITCHEN DINER

A newly fitted kitchen comprising a range of wall and base units with complementary work surfaces, incorporating a stainless steel sink unit with mixer tap. There is a built-in electric oven, ceramic hob with electric extractor fan above, and space for freestanding appliances. The room benefits from both front and rear-facing UPVC double-glazed windows, a central heating radiator, and an archway leading into the rear hall.

REAR HALL

With a rear-facing UPVC double-glazed door providing access to the rear garden, and an internal door leading to a spacious storage cupboard.

ENTRANCE HALLWAY

With a rear-facing UPVC double-glazed window, central heating radiator, loft access hatch, and doors leading to three well-proportioned bedrooms and the family bathroom.

BEDROOM ONE

A spacious double bedroom with a front-facing UPVC double-glazed window, central heating radiator, and fitted storage.

BEDROOM TWO

A second double bedroom featuring a front-facing UPVC double-glazed window, central heating radiator, and a storage cupboard housing a recently fitted wall-mounted combination boiler.

BEDROOM THREE

A well-sized third bedroom with a rear-facing UPVC double-glazed window, central heating radiator, and dado rail detailing to the walls.

FAMILY BATHROOM

Fitted with a modern white three-piece suite comprising a panelled bath, pedestal wash hand basin, and low flush WC. Partly tiled to the walls, the bathroom also includes a chrome towel radiator and a rear-facing obscure UPVC double-glazed window.

EXTERIOR

To the front of the property is a walled garden and a block-paved driveway which would benefit from some maintenance. Gated access leads to the rear garden, which is of generous proportions and mainly laid to lawn, also in need of attention. A brick-built outbuilding is also located in the rear garden.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 846.70 sq ft

Tenure – Freehold





Total area: approx. 78.7 sq. metres (846.7 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

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	65	
(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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