



**Worksop Road, Woodsetts Worksop S81 8RN**



**welcome to**

## **Worksoop Road, Woodsetts Worksoop**

LOOKING FOR YOUR FIRST HOME? Well presented three bedroom semi detached property for sale in the much sought after village of Woodsetts. Benefiting from off road parking AND detached garage!! Early viewings advised! \*\*\* PRICE - £190,000 \*\*\*



### **Entrance Porch**

Carpet flooring, central heating radiator and front facing double glazed UPVC door.

### **Lounge**

12' 3" Into recess x 16' 1" ( 3.73m Into recess x 4.90m )  
Wood flooring, log burner fireplace, central heating radiator, side facing double glazed window and front facing double glazed window.

### **Kitchen**

9' 3" x 13' 1" Into recess ( 2.82m x 3.99m Into recess )  
Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer, electric oven, gas hob, dishwasher, washing machine and space for fridge freezer. Tiled flooring, central heating radiator, side facing double glazed window, rear facing double glazed window and cupboard housing boiler.

### **Rear Entrance Hall**

Rear facing double glazed UPVC door, central heating radiator and storage cupboard.

### **Cloakroom**

Vinyl flooring, low flush WC, wash hand basin, central heating radiator and rear facing double glazed window.

### **Stairs And Landing**

Stairs rising to first floor accommodation with carpet flooring and access to the loft.

### **Bedroom One**

12' 3" Into recess x 13' 4" Into recess ( 3.73m Into recess x 4.06m Into recess )  
Carpet flooring, central heating radiator, side facing double glazed window and front facing double glazed window.

### **Bedroom Two**

9' 3" x 13' 3" ( 2.82m x 4.04m )  
Rear facing double glazed window, side facing double glazed window and central heating radiator.

### **Bedroom Three**

8' 11" x 7' 2" Into recess ( 2.72m x 2.18m Into recess )  
Carpet flooring, central heating radiator, cupboard housing water tank, fitted wardrobes and front facing double glazed window.

### **Bathroom**

Three piece suite comprising low flush WC, wash hand basin and paneled bath with electric shower over. Tiled flooring, partial wall tiling, central heating radiator and rear facing velux window.

### **Outside Space**

To the front of the property is a driveway for several vehicles with lawned border. To the rear of the property is a decked area, patio seating areas, lawned garden and storage outbuilding.

### **Garage**

Detached garage split to create office space with power, lighting and electric heating while there is still storage space to the front with a manual roller door.



***view this property online*** [williamhbrown.co.uk/Property/DGT107330](http://williamhbrown.co.uk/Property/DGT107330)



welcome to

## Workop Road, Woodsetts Workop

- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING & GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO SCHOOLS & TRANSPORT LINKS
- \*\*\* PRICE - £190,000 \*\*\*

Tenure: Freehold EPC Rating: D

# £190,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DGT107330](http://williamhbrown.co.uk/Property/DGT107330)



Property Ref:  
DGT107330 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01909 568811**



[dinnington@williamhbrown.co.uk](mailto:dinnington@williamhbrown.co.uk)



20 Laughton Road, Dinnington, SHEFFIELD,  
South Yorkshire, S25 2PS



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**