

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 43 Ambleside Grange, Worksop



- **Much Sought After Residential Location**
- **Two Bedroom Detached Bungalow**
- **Requiring Cosmetic Improvement, Excellent Potential**

This two bedroom detached bungalow occupies a corner plot within this sought after residential location. The property would benefit from cosmetic improvement throughout and offers tremendous scope. Currently the property includes entrance hall, kitchen, lounge, conservatory to the rear, there are two bedrooms and a family bathroom. There are gardens to the side and rear, driveway and garage.

**£195,000**

# 43 Ambleside Grange, Worksop, S81 7QH

## Entrance Hall

With Upvc double glazed entrance door, coving to the ceiling and a central heating radiator.

## Kitchen 9'1" x 8'9" (2.76m x 2.66m)

Fitted to include base, drawer and high level cupboards with fitted worksurfaces and inset sink. With built in Stoves oven, hob and extractor fan, coving to the ceiling and a central heating radiator.



## Lounge 16'3" x 11'5" (9.95m x 3.48m)

With a fitted fireplace with surround, hearth and back with fitted gas fire, coving to the ceiling and a central heating radiator.



## Conservatory 11'10" x 11'2" (3.60m x 3.40m)

In hardwood with double glazed units.



## Bedroom One 11'8" x 11'4" (3.55m x 3.45m)

With a central heating radiator.



### **Bedroom Two 8'9" x 8'5" (2.66m x 2.56m)**

With a central heating radiator.



### **Wet Room**

With WC, hand basin, electric shower and a central heating radiator.

### **Outside The Property**

Located on a corner plot the property offers garden areas to the side and rear. A driveway provides vehicle hard standing and access to the garage.



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We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

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