

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 20 Farndale, Worksop



- **Three Bedroom Family Home**
- **Popular Residential Location**
- **To Be Sold as an Investment or With Vacant Possession**

A good sized three bedroom family home located in a popular residential location. The property is being sold with either vacant possession or subject to the existing tenancy.

**£140,000**

# 20 Farndale, Worksop S81 0XA

## Entrance Hall

Stairs to the first floor, central heating radiator. Ground floor WC, half tiled, with hand basin. Fitted cloak cupboard.

## Dining Kitchen 18'3" X 9'4" (5.56m X 2.84m)

Includes base, drawer and high level cupboards, extensive tiled splash back. Part tiled part laminate flooring. Wall mounted Logic Gas central heating boiler with central heating radiator.



## Lounge 15'9" X 10'9" (4.80m X 3.27m)

With central heating radiator.



## Bedroom One 13'1" X 9'6" (4.80m X 2.89m)

Fitted double wardrobe and central heating radiator.



## Bedroom Two 11'3" X 8'5" (3.42m X 2.56m)

Fitted double wardrobe and central heating radiator.

## Bedroom Three 9'1" X 5'10" (2.76m X 1.77m)

Central heating radiator.

## Bathroom

White suite WC, hand basin, panelled bath with over bath electric shower and central heating radiator.

## Garden

Garden to the front and rear.

## Existing tenancy

The property is currently let on an assured shorthold tenancy at £650pcm. The property can either be sold as an investment property with the current tenants in situ or with a vacant possession subject to the serving of the appropriate notices.

20 Farndale  
WORKSOP  
S81 0XA

Energy rating

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Valid until

22 August 2033

Certificate number

0130-2967-2183-2827-2261

**Property type**

Semi-detached house

**Total floor area**

86 square metres

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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.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.