

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

52 Kent Close, Worksop



- **3 Bedroom Semi Detached**
- **Popular Residential Location**
- **Vacant Possession – No Onward Chain**

Likely to attract first time buyers/investors. The property is a semi-detached home situated close to local amenities including a primary school, local shops and Bassetlaw hospital. The property has been extended and provides well-proportioned living space throughout, including entrance porch, inner hall, lounge, excellent sized dining kitchen, with three first floor bedrooms and a bathroom.

£140,000

52 Kent Close, Worksop S81 0RT

Entrance Porch

Ceramic tiled floor. UPVC double glazed entrance door.

Inner Hall

Stairs to the first floor with central heating radiator. Fitted cupboard housing the Boxi gas central heating boiler.

Lounge 13'1" X 11'6" (3.98m X 3.50m)

Laminate flooring with central heating radiator.

Kitchen 17'6" X 8'7" (5.33m X 2.61m)

Good range of fitted, high gloss units in white with single bar brushed steel handle, extensive fitted worktops with inset 1½ bowl sink unit and drainer. Built in oven that has a 5 ring hob and extractor fan.



Bedroom One 11'9" X 11'8" (3.58m X 3.55m)

With central heating radiator.

Bedroom Two 11'10" X 9' (3.60m X 2.74m)

With central heating radiator.



Bedroom Three 7'8" X 7'8" (2.33 X 2.33m)

With central heating radiator.

Bathroom

Fully tiled WC, pedestal hand basin and bath with over bath shower.



The property has a block paved driveway to the rear

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.